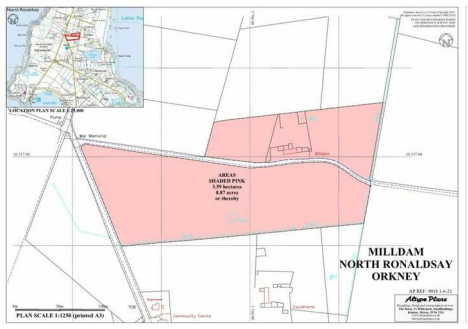
ALLAN PROPERTIES



Milldam, North Ronaldsay, KW17 2BE

Offers Over £100,000

Positioned on North Ronaldsay, which is one of the outer Orkney Isles, this partially converted croft house presents a unique opportunity for those seeking an off-grid lifestyle. With its traditional structure, the croft offers a blank canvas for creative minds to transform it into a charming residence or a rustic retreat.

The location is truly remarkable, surrounded by the natural beauty of North Ronaldsay, where the rugged coastline meets the serene landscape. This area is perfect for individuals who appreciate the tranquillity of rural living and the chance to immerse themselves in nature. The croft's potential is vast, allowing for a bespoke design that reflects your personal style and vision.

Living off-grid in this idyllic setting means you can enjoy a sustainable lifestyle, away from the hustle and bustle of urban life. The property offers the chance to create a self-sufficient home, harnessing renewable energy sources and embracing a simpler way of living.

This croft conversion opportunity is not just about the property itself; it is about the lifestyle it offers. Imagine waking up to the sound of the sea, with the freedom to explore the rich history and culture of Orkney on your doorstep. Whether you are looking to create a family home, a holiday getaway, or a peaceful retreat, this croft in Milldam is a rare find that promises endless possibilities. Embrace the chance to build your dream in this enchanting part of Scotland.

SERVICES
Electricity: Mains electricity
Water: Private water supply via a well with an additional connection to the mains should you wish to use it
Drainage: Septic tank
Telephone/wifi: Our client had Cloudnet wifi while living there
Heating: Underfloor heating has been laid, however this is not operational as it stands.

ABOUT THE CROFT

The land is registered as croft land, although the half acre around the house has been de-crofted, which may be helpful for mortgage purposes in the future. Please note in its current condition, this property is unlikely to be mortgageable due to being uninhabitable. The current owners were eligible for the croft house grant as the croft is in a high priority area. Our client informs us they were eligible for 60% of costs up to £38,000. It is also eligible for Merchant discounts under the Scottish Empty Homes Partnership (this meant the current owners got their materials from Jewsons at trade price) and 2 VAT discounts as part of HMRC's home builders incentives. Please research this fully as K Allan Properties can't confirm this and grants and schemes can change.

LAND

Please see the land plan attached to the listing. You may notice the sizes differ from the wording on our schedule, this is due to our clients kindly gifting around 1 acre to the North Ronaldsay Community Garden Project. It is important to our client that the new owner continues to honour this use of the 1 acre of land for the community. For those interested, the gifted land is near the war memorial on the land map.

PROPOSED PLANNING APPLICATION

Planning permission was granted in October 2024 for the proposed plan in the pictures. Planning application reference 24/218/PP using the Orkney Islands Councils website
https://planningandwarrant.orkney.gov.uk/online-applications/applicationDetails.do?keyVal=SEATFKMDJ2800&activeTab=summary

GETTING TO AND FROM NORTH RONALDSAY

Loganair provide a regular flight from Kirkwall to North Ronaldsay and Orkney Ferries provide a ferry service. Both companies have time tables on their websites.

COUNCIL TAX BAND - A

EPC - N/A

VIEWINGS
By appointment only, arranged through K Allan Properties.
Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO
K Allan Properties
Watergate
Kirkwall
KW15 1PD
OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

DISCLAIMER
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)
185.9 m²

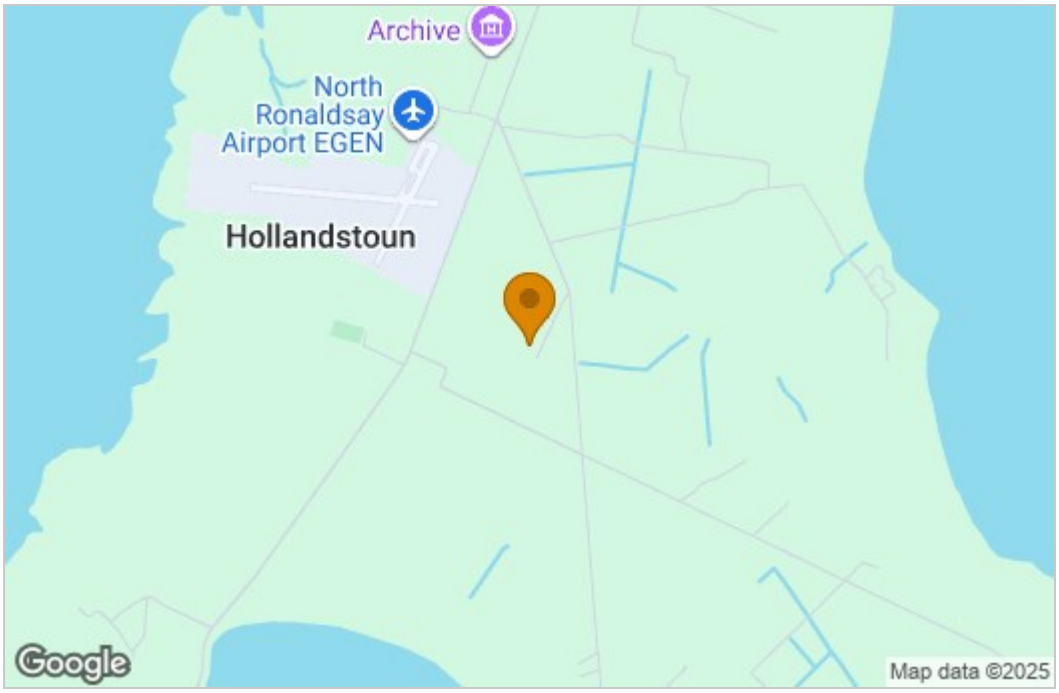
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

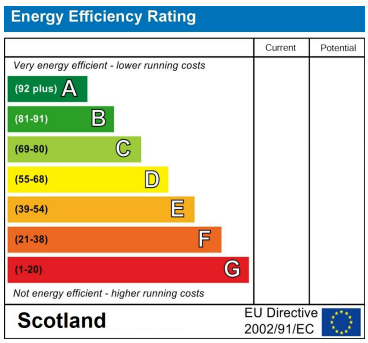
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD
Tel: 01856 876377 Email: info@kallanproperties.co.uk https://www.kallanproperties.co.uk