



Campston, Toab, KW17 2QG

Offers Over £880,000

Welcome to Campston, a rarely available and much sought after farm on Mainland Orkney. Positioned on the East Mainland of Orkney. Campston offers around 164.54 acres of Region 1 land.

Positioned in Toab with panoramic, sea views, Campston offers a rare opportunity to own a beautiful island farm, currently utilized for agricultural purposes. The main dwelling is currently offering itself as a farm house and self catering property.

There is also a third dwelling at Campston waiting for someone to inject some love into it.

The farm is well equipped with a range of outbuildings suitable for farming livestock, having previously been run with 70 breeding cows and their followers, plus 50 forward stores which were finished on farm.

RESIDENTIAL DWELLINGS

The main dwelling has been split into two properties. These are currently lending themselves as a farmhouse and a self catering business opportunity. Please note the self catering property is not currently trading and there are no bookings scheduled.

There is development potential with a cottage in need of modernisation, offering a perfect opportunity for those seeking a development project. With its quaint character and traditional layout, this property holds immense potential as a holiday let or rental subject to the necessary consents, presenting a fantastic investment for the discerning buyer.

LAND

The land of Campston extends to approximately 164.61 acres of Region 1 arable land and is divided into nineteen fields. There are approximately 104.87 acres of land on the south side of the main road, around the farmhouse and steading, accessible by a track through the farm. The remaining four fields are to the north side of the road. This land fencing is a mixture of shire and barb, in good condition. Water is supplied to the fields via water troughs.

ACCESS AND INFRASTRUCTURE

The farm is easily accessible via council-maintained public roads, with a short private road leading to the main dwelling, farmyard and steading.

Campston offers boundless opportunities for diversification beyond traditional farming, with potential for development in tourism, conservation, and creative industries. This exceptional property combines agricultural functionality with the serene beauty of island life, making it an unmatched investment in the Orkney Islands.

FARM BUILDINGS

Adjacent to the farmhouse and cottage, Campston has a good range of outbuildings in good condition, suitable for livestock holding:

Slatted byre

Bedded court with calving pens

Further shed with calving pens

Large outbuilding with calving pens, single

cubical area and double cubical area

Shed with handling pens, cattle race and storage

Byre with feed fence

General purpose shed

Silo

Grainstore

Dutch barn

Slurry store

Concrete midden

Garage

Additional small sheds used for storage

LOCATION - WHAT 3 WORDS

///juniors.bonus.thickens

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email
info@kallanproperties.co.uk

Given the potential hazards of a rural property, please exercise caution when viewing, especially around the farmyard.

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

BEST ESTATE AGENTS GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

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. These particulars are understood to be accurate at the time of the property launching on to the market and the property is sold as seen.

Floor Plan



Outlines are as follows:

- Blue - Former self catering
- Red - Current farm house
- Green - Derelict cottage

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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 firm's 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>