



Lands of Pulkitto and Bruar, Evie, KW17 2PQ

Offers Over £350,000





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Evie, KW17 2PQ

- 19.86 HECTARES OF AGRICULTURAL LAND
- BEAUTIFUL LOCATION WITH SPECTACULAR VIEWS

Welcome to Pulkitto, South Pulkitto and Bruar. Together they form a 19.86 hectare small holding located in the Parish of Evie in the West Mainland of Orkney.

Pulkitto, the main property is in need of modernisation and has the potential to be a beautiful family home. South Pulkitto and Bruar offer development opportunities, subject to the relevant permissions.

Once a much loved family home, the main dwelling of Pulkitto comprises an entrance hall, living room, kitchen/dining, 3 bedrooms and a bathroom. The secluded garden benefits from a lovely view over farmland then across the bay at Woodwick to the Islands of Gairsay, Rousay and Wyre.

The land at Pulkitto extends to 19.86 hectares (49.05 acres) in total, divided in to 8 fields which are currently let for summer grazing. The land is eligible for the Basic Payment Scheme and Less Favoured Area Support scheme. Entitlements for 17.77 hectares of region 1 and 1.58 hectares of region 2 land are included in the sale.

The Parish of Evie is on the North East side of the West Mainland of Orkney, between Birsay and Rendall, with the coastline looking out to Gairsay and Rousay. The village of Evie is approximately 15 miles from both Kirkwall and Stromness. It benefits from a well stocked shop, Bistro/Bakehouse and primary school.

Please contact our team to discuss Pulkitto in more depth.





Directions

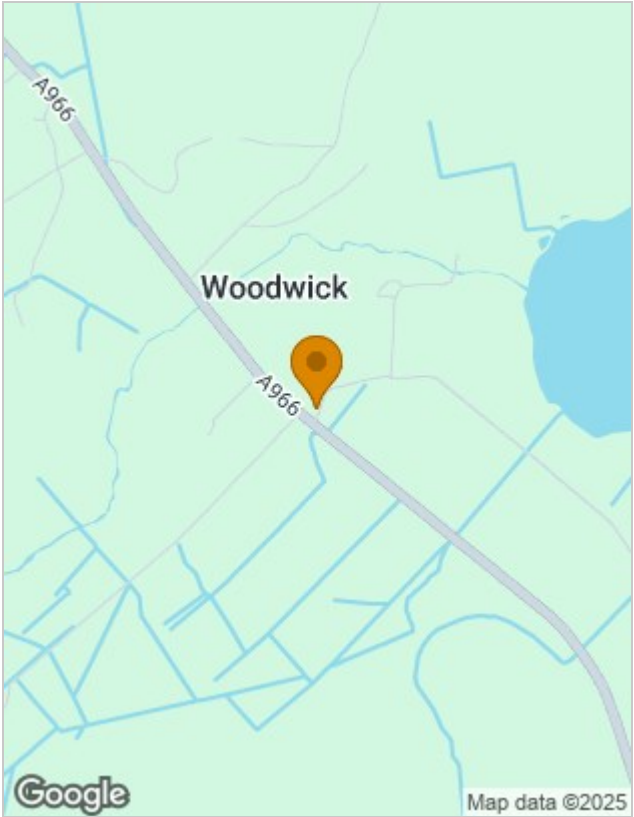




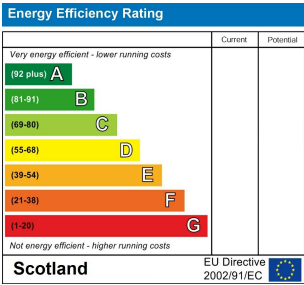
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.