



Quoynaknap, Graemsay, KW16 3NG

Offers Over £60,000





# Quoynaknap Quoynaknap

Graemsay, KW16 3NG

- APPROX. 14 ACRES OF CROFT LAND
- STUNNING PANORAMIC VIEWS TOWARD HOY AND ORKNEY MAINLAND
- WHAT3WORDS LOCATION: [///striving.impulse.dives](https://striving.impulse.dives)
- TO VIEW VISIT THE SITE
- RUINED CROFT WITH POTENTIAL FOR REDEVELOPMENT SUBJECT TO PLANNING
- SERVICES UNDERSTOOD TO BE NEARBY
- REGULAR FERRY SERVICE FROM STROMNESS

K Allan Properties is delighted to bring to market an exceptional parcel of croft land on the beautiful island of Graemsay. This rare opportunity includes approximately 14 acres of land with a ruined dwelling, which may offer potential for planning permission for a new build (subject to the usual consents).

Positioned to take full advantage of spectacular, uninterrupted sea views across to Hoy and the Orkney Mainland, the site offers a truly unique setting for anyone seeking tranquillity, natural beauty, and island living at its most peaceful.

Known as "Orkney's Green Isle," Graemsay is rich in wildlife, coastal scenery, and history. The island is home to two iconic lighthouses – Hoy High and Hoy Low – both built in 1851 by Alan Stevenson. Daily life is quiet and nature focused, yet the regular ferry link ensures convenient access to Stromness and onward amenities.

School catchment areas are Stromness Primary School and Stromness Academy.

To view, simply visit the land.



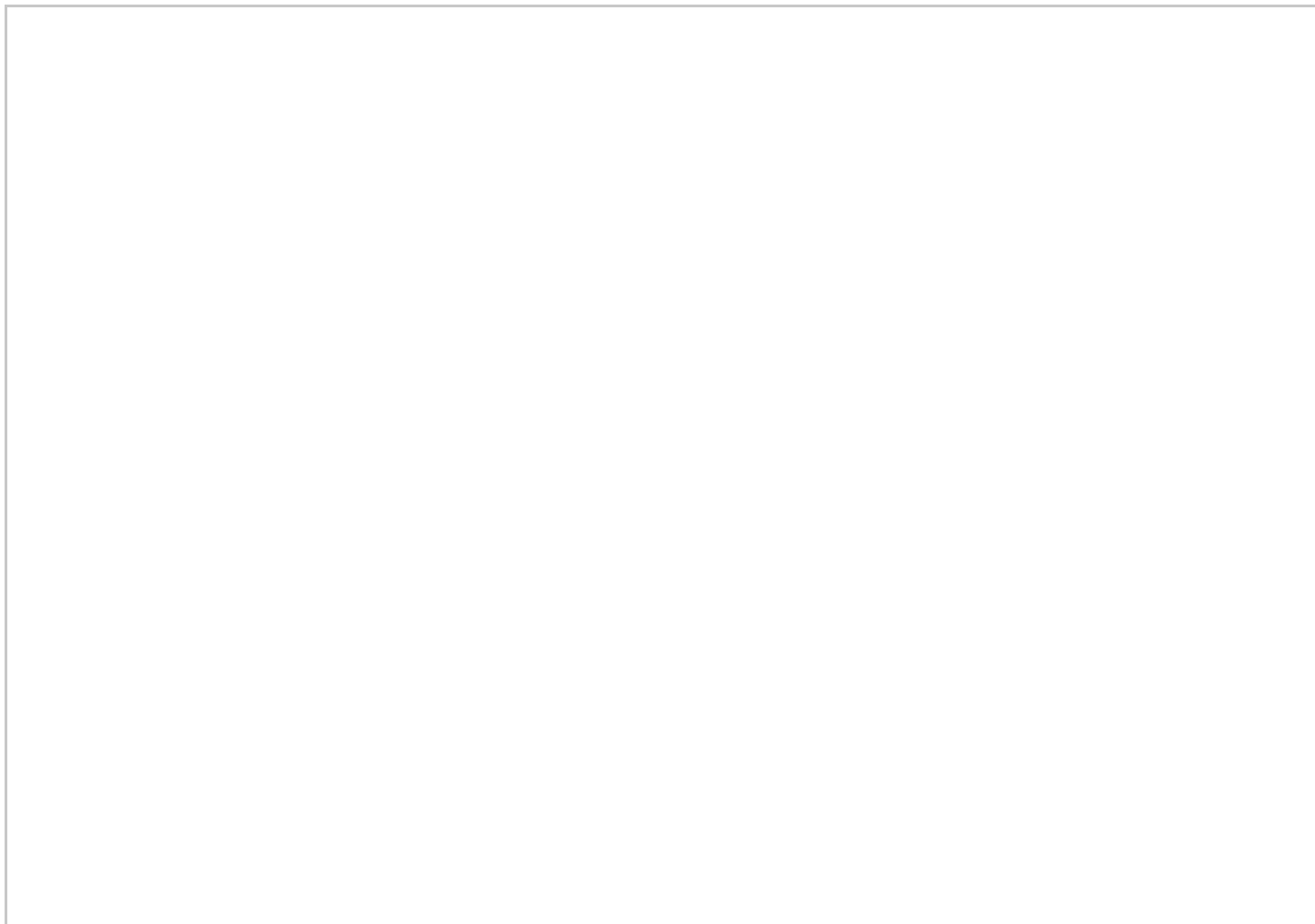


Directions





## Floor Plans



## 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.

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## Location Map



## Energy Performance Graph

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