



## **RUIN & LAND AT RUMMIE SANDAY, ORKNEY KW17 2BP**

Ruinous cottage, outbuilding and land extending to approx. 9.80 hectares (24.2 acres)

**PRICE: OVER £49,000**

### **GENERAL**

Ruinous cottage and outbuilding with land extending to approx 9.80 hectares (24.2 acres)

Outline planning consent was previously approved to site a new dwellinghouse upon the land, however has subsequently expired.

The land includes 19 acres or thereby of grass and approximately 5 acres of beautiful sand dunes and beach extending to the foreshore.

Sanday is one of Orkney's north isles and amenities include a junior secondary school, swimming pool, 2 hotels, general stores, golf course, and several beautiful beaches. Transport to Sanday is provided by a regular air service operated by Loganair, and by ro-ro ferry services operated by Orkney Ferries.

### **SERVICES**

Mains water to the land, electricity is close by.

### **ENTRY**

Entry is by arrangement.

### **VIEWING**

For an appointment to view telephone the subscribers on (01856) 872216.

### **PRICE**

Offers over £49,000 are invited.



### **NOTES**

These particulars have been prepared following an inspection of the property on 23<sup>rd</sup> February 2010 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.