



Woodwick Mill & Cottage, Evie, Orkney, KW17 2PQ

FOR SALE - Offers over £895,000



Woodwick Mill & Cottage

Evie, Orkney, KW17 2PQ

- Unique self-catering business opportunity
- Former Mill converted to an exceptional standard
- Finished to a high standard throughout
- Large well maintained garden with Woodwick burn running alongside and Mill pond to rear
- 4 self-contained units within the Mill
- Additional detached self-contained cottage
- Peaceful, rural location with sea views
- To be sold as a going concern

Woodwick Mill dates back to the 1800's and has been converted to an exceptionally high standard of self-catering holiday accommodation in a beautiful burnside setting. The current owners purchased the derelict Mill in 2005 and spent 5 years renovating the property along with the Dam which was repaired to supply renewable hydro energy to the site. The current Feed in Tariff is included in the sale which expires in 2035. There is approval to connect a hydro-electric generator with a 11kW capacity to the grid.

In 2011, the Orkney Heritage Society awarded the Laura Grimmond highly commended award to Woodwick Mill with the property also receiving a gold Green Tourism award.

The property is located in an idyllic rural location in the West Mainland of Orkney approximately 14 miles from Kirkwall and 15 miles from Stromness. The nearest village of Evie has a primary school and well stocked convenience store with post office. Also nearby is the Broch of Gurness which is a popular tourist attraction. There are superb views over the surrounding countryside and neighbouring islands of Rousay, Wyre & Gairsay.

The Mill and Cottage are currently operating as a self-catering holiday business, with a 4 star Scottish Tourist Board rating, which are to be sold as a going concern. The self-contained units are well equipped and finished to an excellent standard.

The Mill is insulated to a high standard & heated by a hydro-electric turbine and heat pump, with solar panels providing hot water. Each self-contained unit within the Mill has a spa bath, fridge, freezer, cooker, microwave & fibre broadband.

Woodwick Mill & Cottage offers a unique lifestyle business opportunity.





Accommodation:

Kiln:

- * 3 storey unit sleeps 5 with king, twin & single room
- * Open plan kitchen / living space on the 3rd floor
- * Panoramic sea & countryside views
- * Bathroom & en-suite to king room
- * EPC - C (77)

Girnal:

- * Ground floor unit sleeps 3 with king & single room
- * Open plan kitchen / living space & bathroom
- * EPC - C (80)

Sheafy:

- * 2 storey unit sleeps 4 with king & twin room
- * Living room, kitchen & bathroom
- * Views of Woodwick burn
- * EPC - C (80)

Kvern:

- * 1st & 2nd floor unit sleeps 6 with king & 2 twin rooms
- * Living area, kitchen & bathroom
- * Views to the Mill pond
- * EPC - B (81)

Woodwick Cottage:

- * Detached traditional stone built cottage
- * Sleeps 3 with king & single room
- * Open plan kitchen / living area & shower room
- * EPC - C (70)

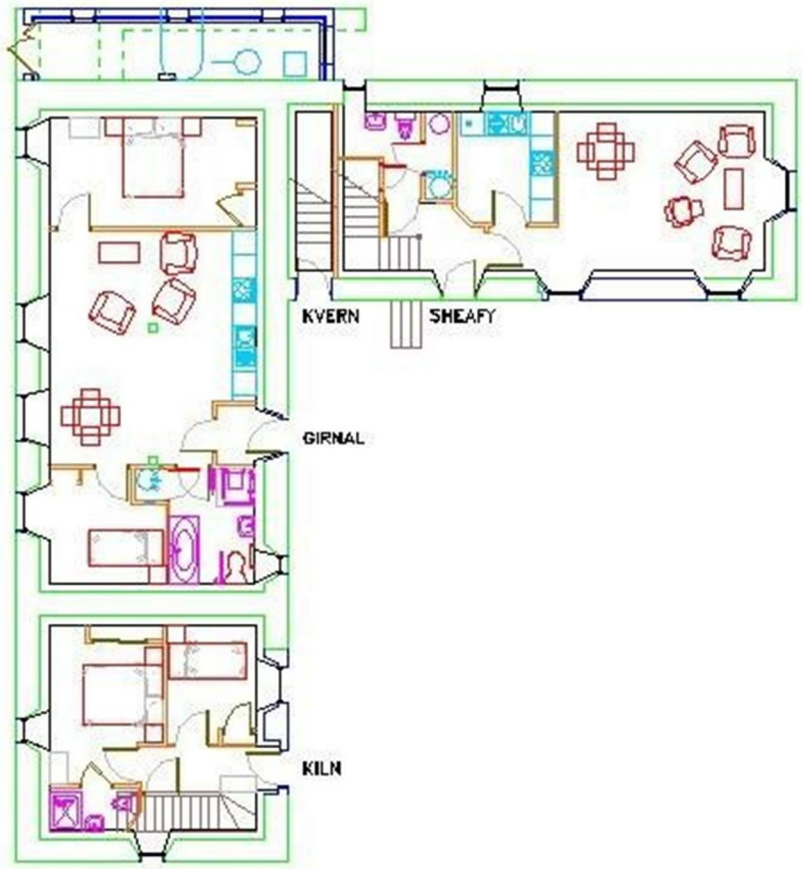
Outside:

Woodwick Mill & Cottage sit within a well-maintained and idyllic rural setting with Woodwick Burn running alongside and the Mill Pond to the rear of the Mill. The Mill Dam has been repaired and a fish ladder added to allow trout to access the upper reaches of Woodwick Burn. The area is abundant with wildlife and offers a tranquil escape whilst enjoying views over the sea, countryside & the islands of Rousay, Wyre & Gairsay





Floor Plans



Ground Floor Plan



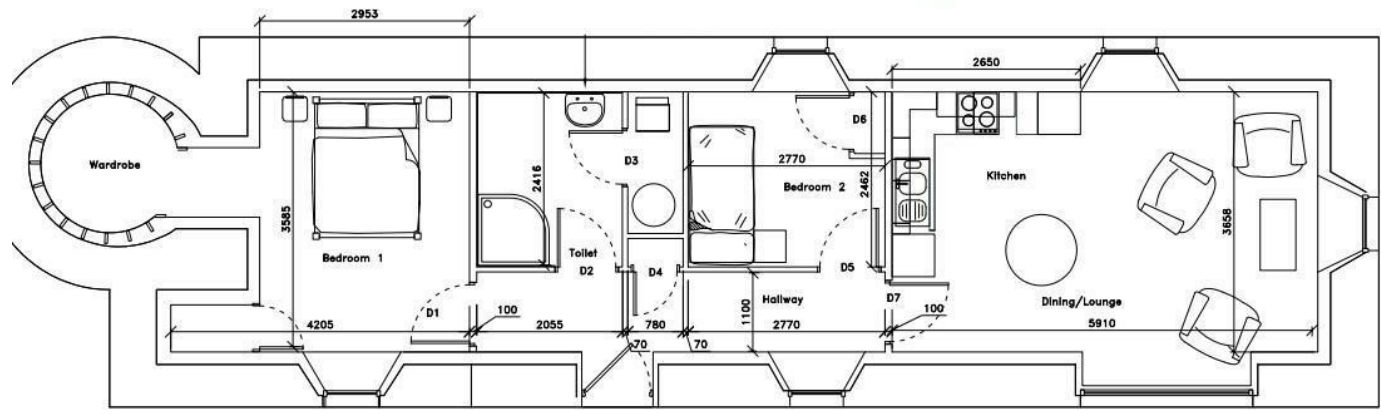
First Floor Plan



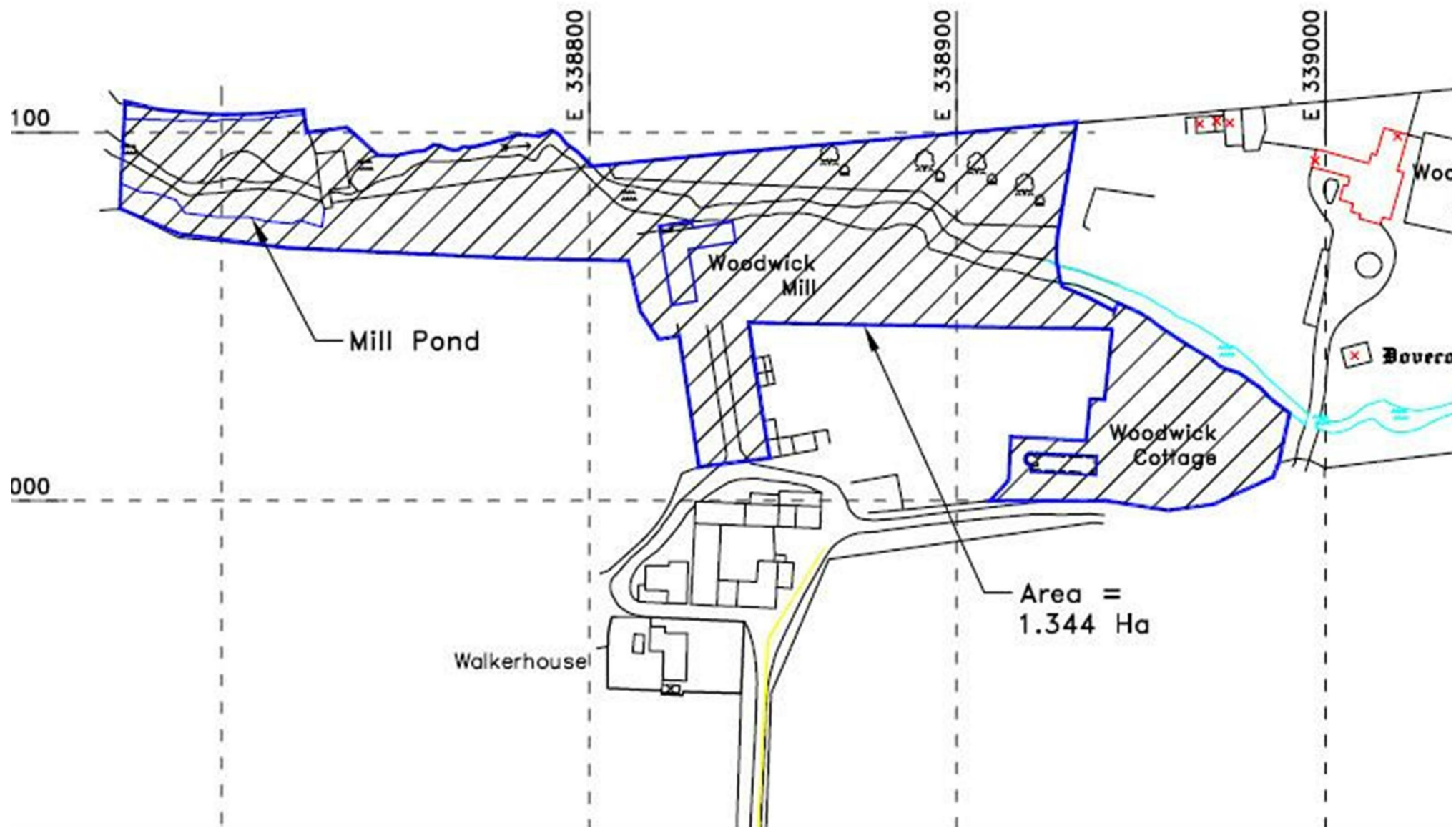
Second Floor Plan

Woodwick Mill

Woodwick Cottage



Site Plan



Council Tax / Business Rates

The 4 self-catering units with in the former Mill have a combined rateable value of £7,200 and qualify for non-domestic rates relief through the Small Business Bonus Scheme. The Cottage has yet to be assessed for council tax / business rates purposes. Please note the ratings may be reassessed when the property is sold

Services

Mains electricity & water. Private drainage to both the Mill & Cottage.

Fixtures & Fittings

All fixtures & fittings associated with the business are to be included in the sale price. As the business is to be sold as a going concern the website www.woodwickmill.co.uk and all guest bookings are also included in the sale.

Price

Offers over £895,000 are invited.

Viewing

All viewings to be arranged by appointment only through d and h Property as the sole selling agent:



www.dandhlaw.co.uk/property



Branch: d and h Property
56a Albert Street, Kirkwall, Orkney,
KW15 1HQ

Telephone: 01856 872 216
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

NOTES - These particulars have been prepared following an inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. 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. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

24th
September