



Introduction

Da Laggans Cottage (together with neighbouring Houlland House and Steading), are cared for by the National Trust for Scotland. The Trust are seeking new owners who can bring this property to life while continuing to care for and preserve its architectural significance.

The cottage was originally part of the larger Gardie Estate, and is typical of the tradition of building small cottages to house shepherds and it is thought to date back to around 1920. It will require considerable renovation.

It sits in grounds of about 0.04 acres.



Da Laggans Cottage is a two storey dwelling with an attic, and a single-storey extension to the side. It has lain unoccupied since 1995 with some deterioration due to storm damage. The accommodation extends to a living room and kitchen on the ground floor and two bedrooms on the upper floor. There is an extension on the side which has now lost its roof. The Cottage is in need of complete renovation.

Health & Safety

Please be aware that there is an opening for a small water well within the boundary of Da Laggan Cottage. Extra care should be taken when walking in the grounds. Please also note that the upper floor of Da Laggans Cottage is in poor condition and care needs to be exercised if this floor is being accessed.



Conservation Agreement

Due to the local significance of Da Laggans, the sale will be covered by a Conservation Agreement with National Trust for Scotland. This will ensure that the successful purchaser renovates the Cottage with sensitivity. An essential part of the Agreement requires the new owner to have consent from National Trust for Scotland for any renovation works that are proposed.

The Agreement will include the requirement for Enhanced Historic Building Surveys if any structural changes are planned. All identified original elements will require to be retained and any changes are to be agreed in advance with NTS.

An Archaeological Watching Brief will require to be carried out on all ground disturbing activity.

Full details of the Conservation Agreement are available on request.

Offers submitted for the Cottage should be accompanied by a written proposal for the use of the buildings.







Location

Coming from the main population centre of Baltasound on the island of Unst, travel west on the A968 and thereafter bear north on the minor road signposted for Baliasta and Houlland. Follow the road for about 1.22 miles and Houlland House and Steading are readily identified at the start of the track. Da Laggans Cottage is on this same track about 0.24 miles further along.

For viewers using the 'what3words' app, the location of start of the track to Da Laggans Cottage is [///never.crunchy.campus](https://www.what3words.com/nevercrunchycampus)

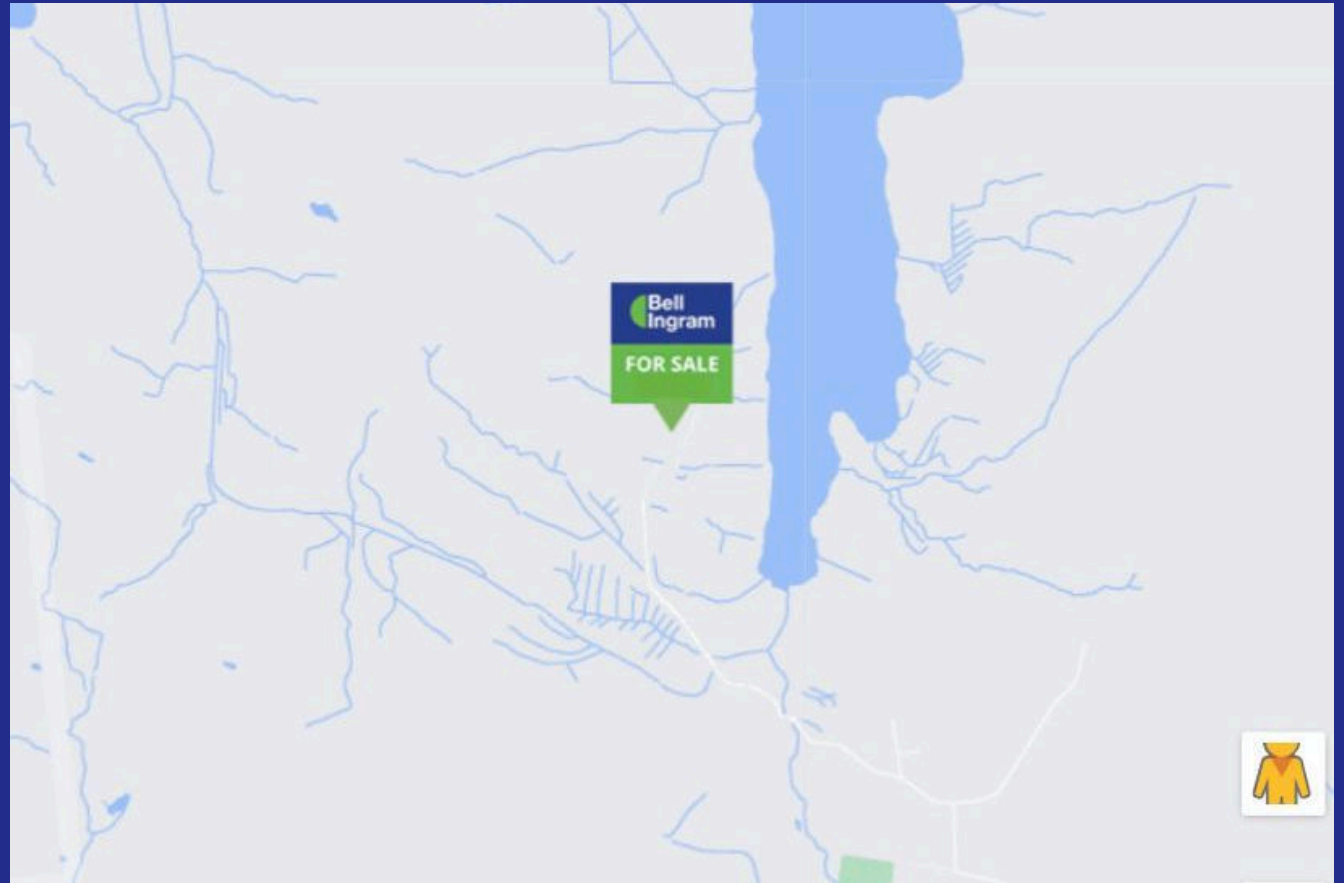
Situation

Although the island of Unst is the furthest north of the Shetlands, it is still readily accessible. From the main town of Lerwick, it is about 28 miles north to the ferry terminal at Toft. Follow the main road through the island of Yell to the Gutcher ferry terminal, for a 10-minute crossing to Unst.

Unst itself has much to offer including spectacular coastal cliffs and sea stacks, golden beaches, and a rich abundance of wildlife. It is common to see seals, porpoises and killer whales.

The Shetland isles have a rich Norse heritage including a large collection of Viking longhouses. The traditional festival of Up-Helly-Aa has been an annual occurrence since the 1880s and is an experience not to be missed.

The village of Baltasound has local amenities including local shops, a post office, a leisure centre, and primary and secondary schooling.

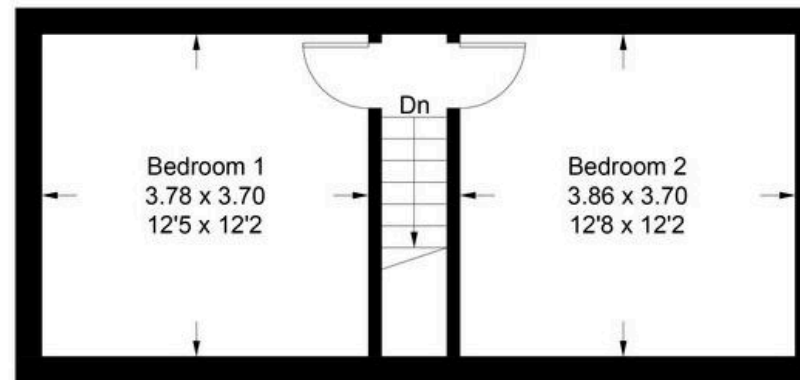


Plans

78.2 sqm

Da Laggans Cottage

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1105000)

Details

Local Authority

Shetland Islands Council

Council Tax

Band =

Tenure

Freehold

EPC

EPC Rating = EXEMPT

Services & Additional Information

There is evidence of power cables and water pipes to to the cottage but it is not possible to confirm the current status of the services.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Baltasound, Unst, Shetland ZE2 9DZ

Offers Over £60,000



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