



Introduction

Houlland House and Steading (along with neighbouring Da Laggans Cottage) 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 Steading has earned its C listing due to its significance locally, representing an important part of the local history. It is unique to Unst with only one other similar steading on the island. It is of particular importance that all steps be taken to conserve the architectural integrity of the Steading.



Houlland House and Steading are in about 0.3 ha (0.74 acres) of grounds. In addition, an adjoining field of about 0.5 ha (1.23 acres) would also be separately available. A right of access would be granted over the land leading down to the Loch of Cliff shoreline.

Houlland House is a single-storey, stone-built house with a slate roof. A blockwork extension with a felt roof is located at the rear of the property. The property is vacant presently but provides an exciting opportunity for buyers to renovate the interiors to their liking. The accommodation comprises a living room, four bedrooms, a kitchen, and a bathroom. The property will require considerable renovation.

Boundaries

Please note that the fenced boundary of the Cottage and Steading, and the additional land, has still to be completed and therefore the sale plan is indicative at this point.

Houlland Steading has been listed category C(s) by Historic Environment Scotland. It is a quadrangular building of rubble construction with sandstone dressings. It extends to about 120 m². The slate roof was replaced in 1993 and the Steading is in good condition. Whilst the Steading has been cleared of the majority of items, a small number of agricultural artifacts have been left in situ.

There are two additional outbuildings. The larger building extends to 51.60 m² and the smaller building is 11.17 m²

Health & Safety

Please note that care should be exercised when internally viewing the upper floor of the Steading.



Conservation Agreement

Due to the local significance of Houlland House and Steading, the sale will be covered by a Conservation Agreement with National Trust for Scotland. This will ensure that the successful purchaser renovates the House and Steading 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. Full details of the Conservation Agreement are available on request.

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

Offers submitted 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/never.crunchy.campus)

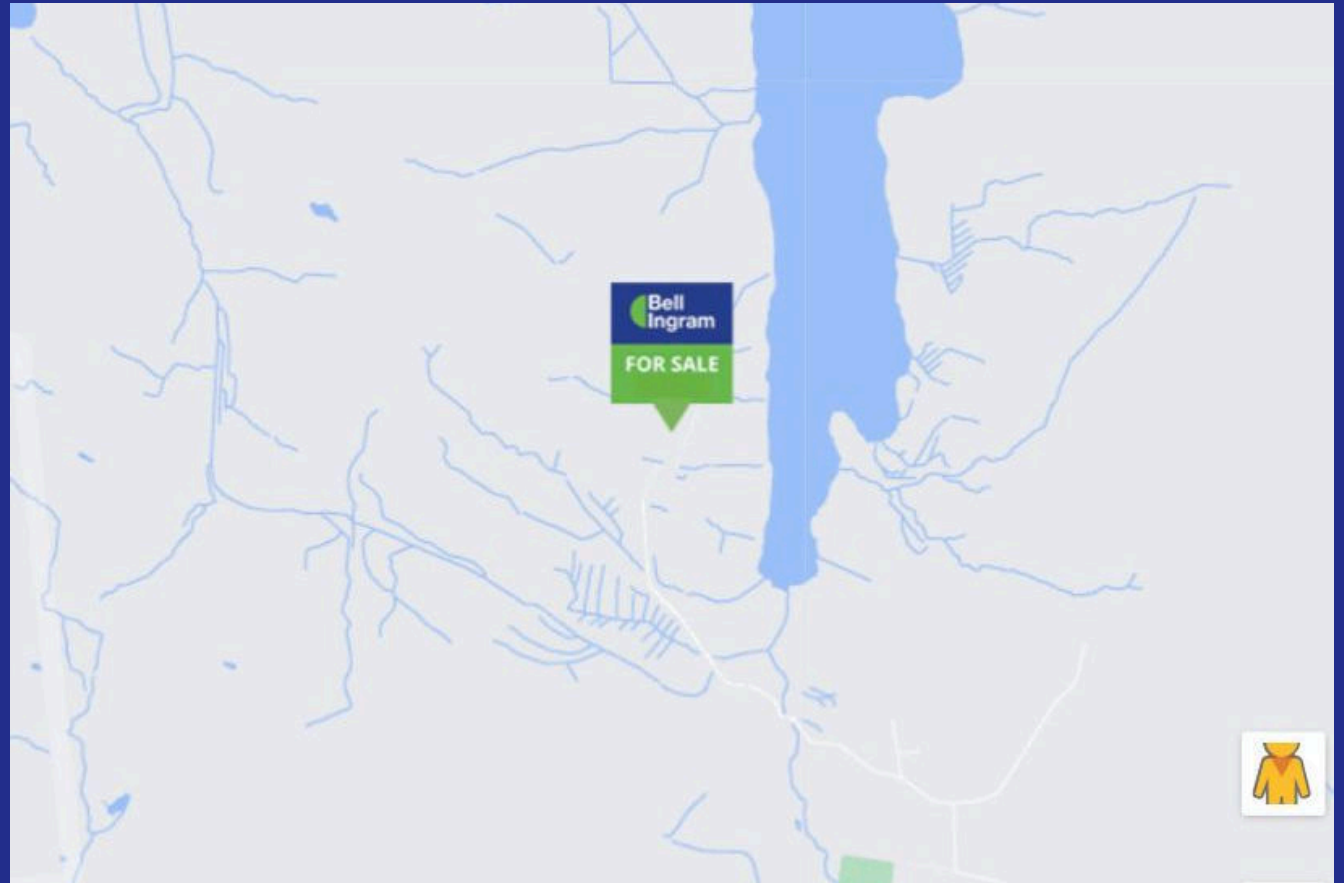
Situation

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

111 sqm

Houlland House

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft



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

Details

Local Authority

Shetlands Islands Council

Council Tax

Band =

Tenure

Freehold

EPC

EPC Rating = EXEMPT

Services & Additional Information

There is evidence of power cables and water pipes to the property 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 £90,000



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