



**Chalmersquoy,**  
Pierowall, Westray, KW17 2BZ

**OFFERS OVER £950,000**





Campsite

Sports Hall

2 large multi-purpose stores

2 Bedroom Self-catering

B&B

1 Bedroom Self-catering

Hostel

Grand Owld Byre

Chalmersquoy is a highly successful holiday accommodation provider comprising a 3 en-suite bedroom B&B, 2 bedroom self-catering unit, 1 bedroom self-catering unit, 5 bedroom hostel and campsite together with the Graand Owld Byre venue, sports hall and 2 large multi-purpose stores.

The business is situated at the south end of Pierowall village and enjoys beautiful views across the picturesque bay.

The well-presented property enjoys a prime location and benefits from many repeat bookings including from businesses who have workers staying overnight on the island.

The most recent addition, the Graand Owld Byre, is a popular music venue and is also available for private functions and meetings. The spacious sports hall has lines for a badminton court and hosts regular pickleball sessions.

The B&B, self-catering units and hostel all have oil-fired central heating.

The business is being offered for sale due to the impending retirement of the owners and the new owners may wish to consider using the B&B or one of the self-catering units as owners' accommodation.

The campsite welcomes tents, caravans and motorhomes. It has 20 pitches, 13 with electric hook-ups.

Chalmersquoy have their own website which can be made available to the new owners, and presently do not market through Booking.com or any other agency, preferring to handle each booking personally.

Westray is one of Orkney's outer isles and its amenities include several general stores and a primary and junior secondary school. There are many places of archaeological interest together with numerous beautiful beaches and a popular puffin population in the summer months.

The island is connected to the Orkney Mainland via scheduled ferry and air services.



SELF CATERING 2  
LIVING ROOM



SELF CATERING 2  
KITCHEN



B&B  
BEDROOM 1



B&B  
BEDROOM 2



B&B  
DINING ROOM



B&B  
KITCHEN



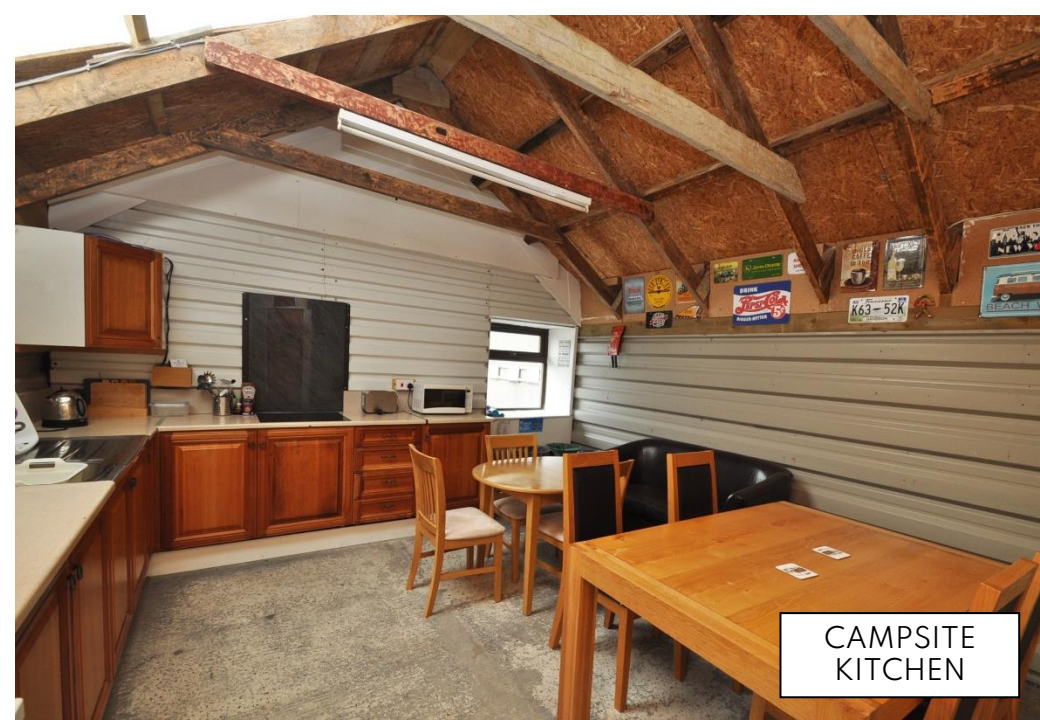
HOSTEL  
LIVING ROOM



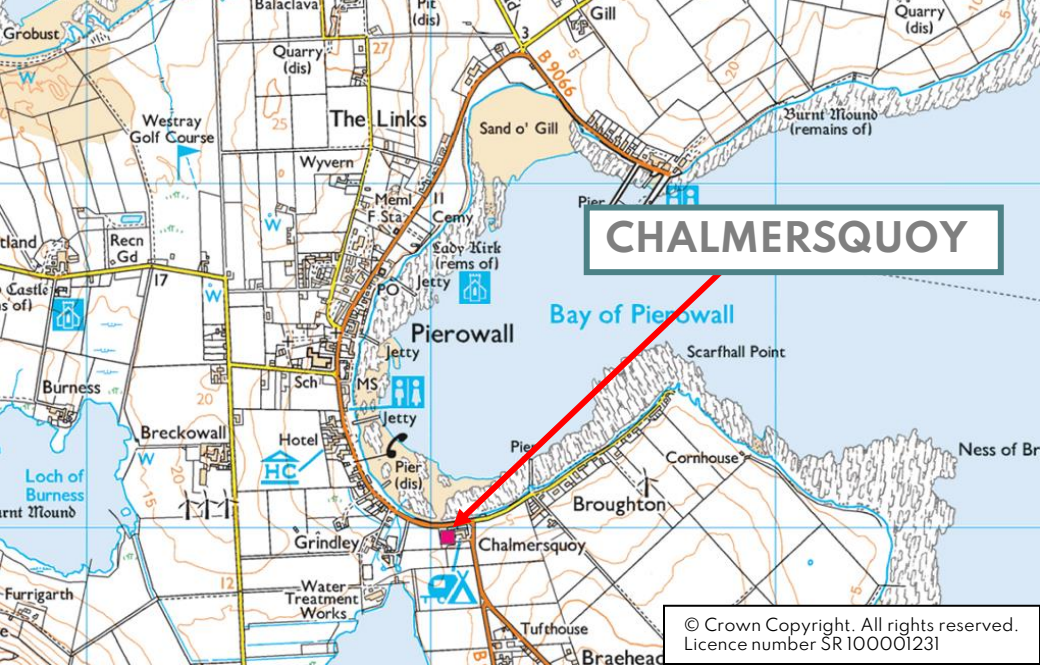
HOSTEL  
KITCHEN



SPORTS  
HALL



CAMPSITE  
KITCHEN



**SERVICES** – Mains water and electricity. Telephone, Broadband. Private septic tank.

**RATEABLE VALUE** – £11,625 Accommodation, Store £2,550.

**ENERGY PERFORMANCE RATING** – Band .

**ENTRY** – By arrangement

**FIXTURES & FITTINGS** – The property is being sold as a going concern and the contents, with the exception of the owners' personal items, are included in the sale price.

**TRADING ACCOUNTS** – Abbreviated trading accounts may be made available to interested party's financial advisors.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £950,000.

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
 5 Broad Street, Kirkwall, Orkney, KW15 1DH  
 T: 01856 873151 F: 01856 875450 W:  
 www.lowsorkney.co.uk



**ETCN**  
 The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.