



Property For Sale

Telephone:
01856873535

Email:
property@orkney.gov.uk

Garden House, New Scapa Road, Kirkwall KW15 1BL

Two-storey building extending to 381m² or thereby, measured on a Net Internal basis. Energy Performance Certificate Rating = C.

The former office premises is located approximately a half mile from the centre of Kirkwall, mainly surrounded by residential development and opposite the Balfour Hospital.



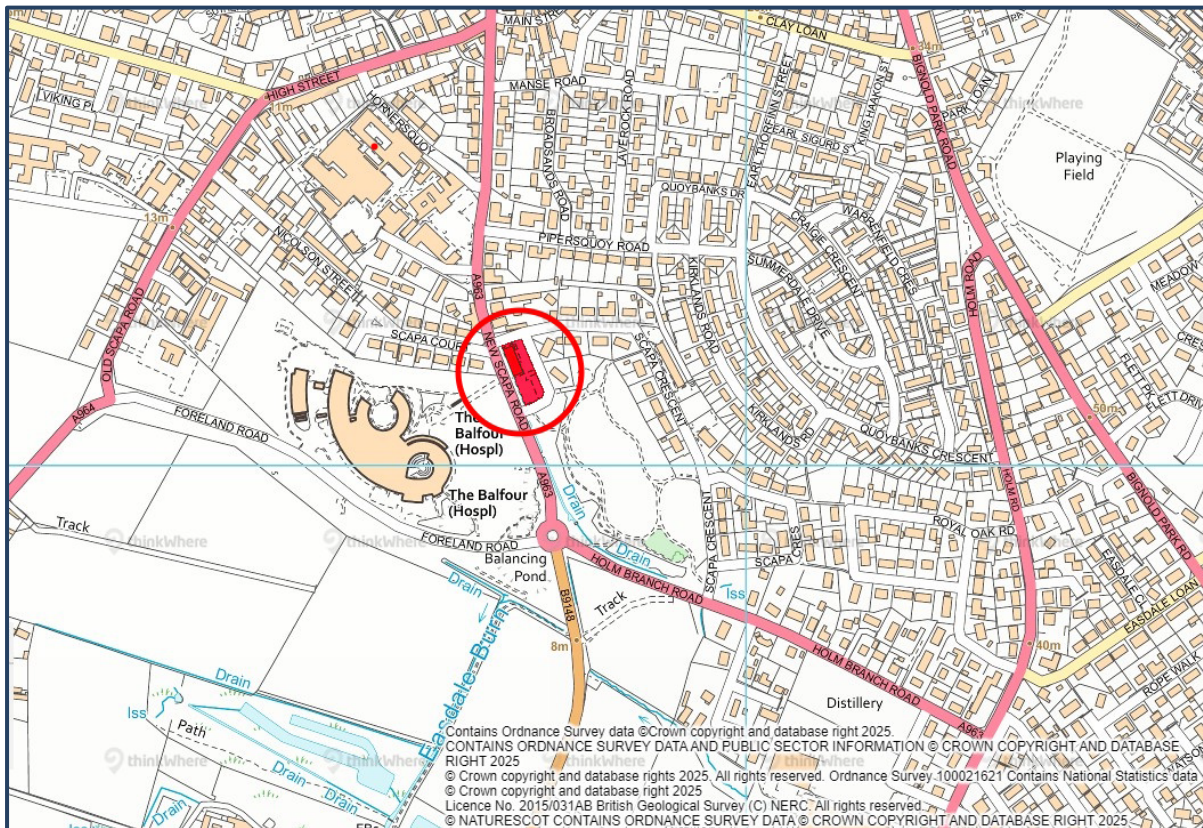
Address

New Scapa Road, Kirkwall, Orkney, KW15 1BL.

Location

The building is situated in the heart of Kirkwall, close to amenities and is within easy reach of the town centre and travel routes.

Site Plan



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Description

The subject is a two storey self contained office building constructed in the late 1980's. It is of concrete block construction with a mixture of decorative stone and dashed finishes. The roof is pitched and timber framed with a concrete tile covering, with timber fascia and soffits and uPVC rainwater goods.

The site is landscaped to the north and east of the building and a car park to the south with 23 parking spaces. The main entrance includes a single storey porch at the front of the building.

Accommodation

The two-storey building provides a variety of office accommodation which may be suitable for a wide range of uses. The subjects may also be suitable for redevelopment.

The nett internal floor area of Garden House, New Scapa Road is approximately 381m². The site area is approximately 2,280m² (0.56 acres) or thereby.

Services

All services provided are mains connected.

Planning and Permitted Use

The building is not listed however prospective purchasers should take independent advice on its suitability for their purpose.

For planning advice please contact a Planning Adviser on 01856873535 or email: planning@orkney.gov.uk.

Energy Performance Certificate

Energy Performance Certificate prepared on 4 October 2024 - Rating 'C'.

Rateable Value

The Rateable Value is set by the Assessor and is currently £47,900. The rateable value may be reviewed by the Assessor depending on any proposed use. Interested parties should discuss their proposal with the Assessor for rates advice.

Viewing

Viewings can be arranged on request.

Email: property@orkney.gov.uk.

Telephone: 01856 873535 Ext 2731.

Price

Offers over £325,000 are invited.

General

The prospective purchaser should satisfy themselves in regard to the development potential of the premises prior to making an offer.

Expressing Interest or Submitting an Offer

Prospective purchasers should submit their offer through a solicitor in the usual Scottish legal form and addressed to the Service Manager (Estates), Neighbourhood Services and Infrastructure, Orkney Islands Council, School Place, Kirkwall, Orkney KW15 1NY.

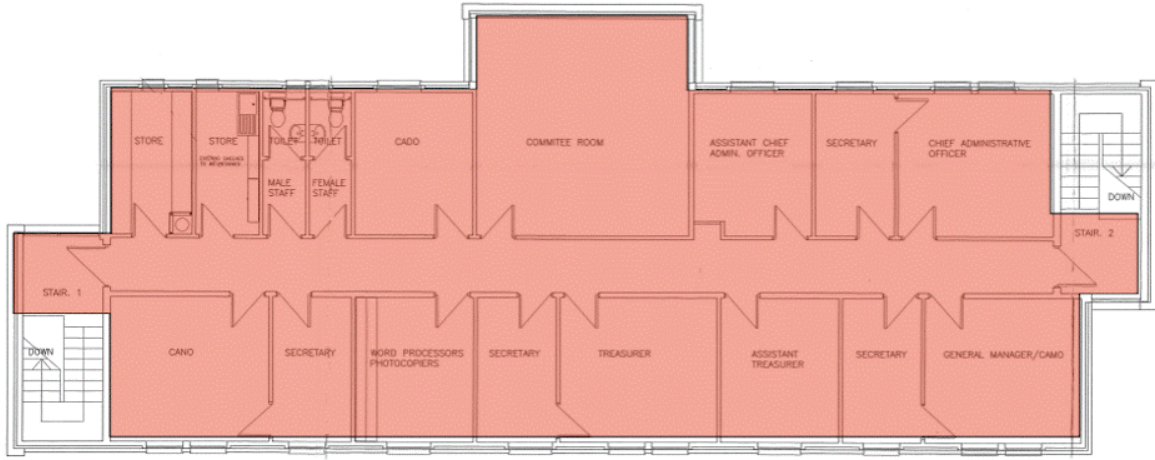
Legal

Whilst the foregoing particulars are believed to be correct their accuracy is not warranted.

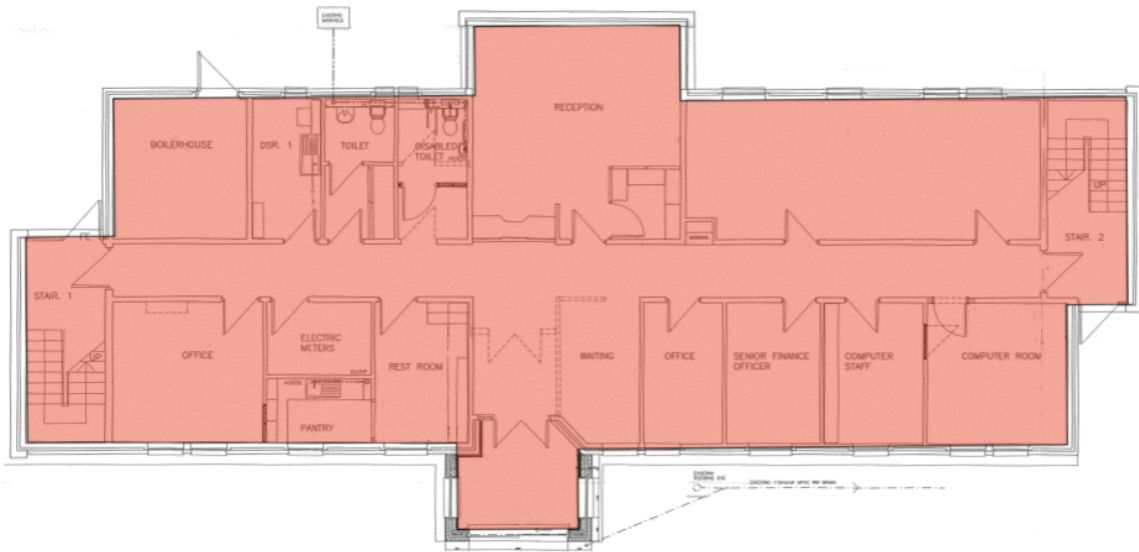
The Council reserves the right to fix or amend a closing date.

Interested parties are advised to have their Solicitor note their interest with Orkney Islands Council.

Floor Plan

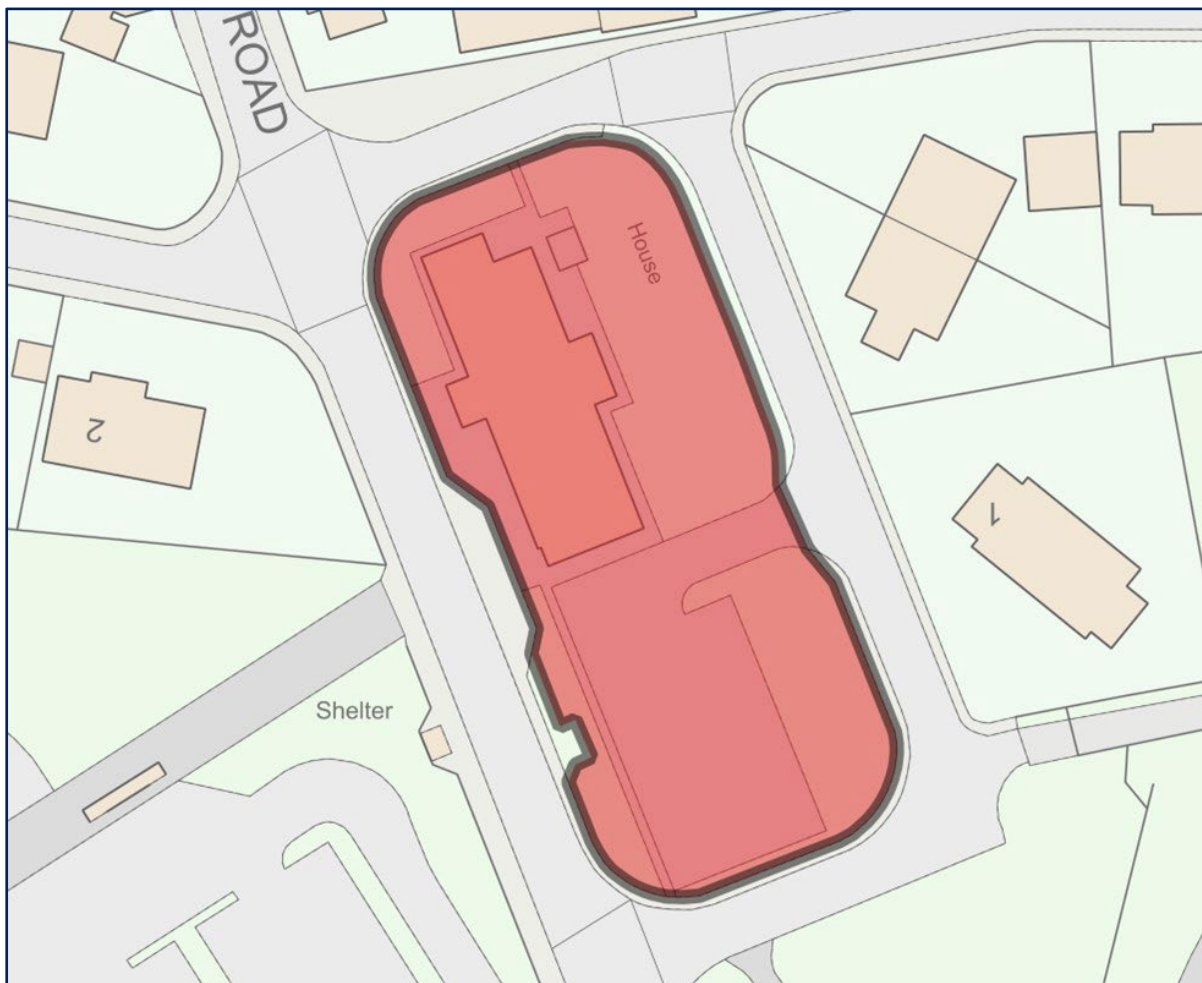


Indicative first floor plan layout – not to scale.



Indicative ground floor plan layout – not to scale.

Indicative Site Plan



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