

# **Breck Be South Long Term Let**

## **Area – Birsay**

### **Summary**

This project aims to carry out improvements to a redundant farmhouse and outbuilding to attain a high quality, affordable, long term let. The house has been empty for several years and is in need of renovation before it becomes beyond the point of saving.

The outbuilding is currently unusable but could be transformed into a usable space for a small business which could benefit the local community.

### **Project aims:**

- Provide a house and workspace combined unit available for long-term let. The property will be finished to a high standard providing a comfortable 3 bedroomed house. Being well insulated and having an affordable rent, the aim is to make it desirable for the average family looking for accommodation.
- Provide an adjacent external workspace which will be heated and insulated to make it a comfortable space to spend the day, with ample natural light sources. The level access into the workspace will be by way of a door in (garage) door arrangement which can be opened up to allow large items in or out, if the need arises. The workspace will also be Wi-Fi enabled. The workspace will be of a multi-functional design to suit a wide range of business types.

The total project costs are £38,849.49, a LEADER grant of 49.99998713% (£19,424.74) has been awarded.