



### **Bressay Lighthouse - Expression of Interest**

Shetland Amenity Trust is reviewing its property portfolio and is looking to work with other interested parties to get some of their currently vacant properties back into use.

Please complete this Expression of Interest to set out your ideas for this property.

The closing date for Expressions of Interest is Monday 4<sup>th</sup> April 2022 at 10am.

#### **Shetland Amenity Trust - our purpose**

Shetland Amenity Trust is a Scottish charitable Trust with two core objectives:

1. **Cultural Heritage:** The protection, improvement and enhancement of buildings and artefacts, architectural, historical, educational or other interest in Shetland with a view to securing public access to such buildings and the permanent display for the benefit of the public of such artefacts for the purposes of research, study or recreation.
2. **Natural Heritage:** The provision, development and improvement of facilities for the enjoyment by the public of the Shetland countryside and its flora and fauna, the conservation and enhancement for the benefit of the public of its natural beauty and amenity and the securing of public access to the Shetland countryside for the purposes of research, study and recreation.

This is supported by our Strategic Plan, Caring for Shetland's Heritage 2019-24, [Strategic Plan: Caring for Shetland's heritage 2019-24 | Shetland Amenity Trust](#).

The ethos and philosophy of our approach is to make sure that:

- People feel able to shape and influence culture and natural heritage in their area;
- Everyone who wants to access services and opportunities can do so;
- People have opportunities to learn; and
- The positive impact of being involved in heritage on our health and wellbeing is recognised

#### **Bressay Lighthouse, Accommodation, Workshop and Tower**

The complex comprises an engine room, light tower, two cottages and an artist flat and studio

Bressay Lighthouse was built in 1858. Shetland Amenity Trust have owned the Bressay Lighthouse complex since 1995. The light was fully automated in 1989 and remains the responsibility of the Northern Lighthouse Board.

The lighthouse is a Grade B Listed Building and any works must be done in line with permissions from Historic Environment Scotland using traditional materials and techniques as appropriate. The lighthouse by its very nature and position is significantly exposed to the elements and requires constant maintenance and repair.



### **Location**

The subjects are located towards the southern portion of the Isle of Bressay in the Shetland Islands. View on Google Maps at: <https://goo.gl/maps/AAZFt222SkwyYtru7>

### **Description and Accommodation**

The subjects comprise the Bressay Lighthouse and there are a number of buildings on the site:-

#### **(a) Former Principal Keeper's Building**

The subjects comprise a detached, single-storey building which is constructed of stone walls, harled externally and has a felt covered flat roof. Internally, the floor is part timber, part stone; plasterboard lined walls; modern down lighters; timber-framed single-glazing; wall-mounted electric heaters.

The accommodation comprises:-

#### **Ground Floor**

Former Lighthouse Engine Room; Artist-in-residence accommodation comprising Living Room/Bedroom/Kitchen; Shower Room; Three Display Rooms and Kitchen; Accessible Toilet.

#### **(b) Lighthouse**

The subjects comprise the original Bressay Lighthouse which is constructed of stone walls and has a lantern atop.

#### **(c) East and West Cottages**

The subjects comprise two x semi-detached Cottages contained within a single-storey main building constructed of stone walls, harled externally, and having a double pitched and slated roof. Further, each Cottage has a small single-storey front addition constructed of stone walls and having a felt covered flat roof. Internally, the floor is of timber; part plastered and painted walls, part plasterboard lined walls; timber-framed single-glazing; wall-mounted electric heaters.

Each Cottage contains the following accommodation:-

Ground Floor: Entrance Hallway; Living Room with small Kitchen off; three Double Bedrooms; Bathroom. In addition, there is a small Laundry Room which can be used by either Cottage.

### **Services**

The subjects are served with mains electricity and water with drainage being to a septic tank.

### **Listing**

The lighthouse is a Grade B Listed Building and any works must be done in line with permissions from Historic Environment Scotland using traditional materials and techniques as appropriate.

### **Condition**

The complex will need investment to protect the fabric of buildings and avoid longer term decay. The Artist-in-Residence flat with associated studio is in a satisfactory condition. The two self-catering lets are closed at present due to water ingress and other repair issues. The engine room is a large space which remains redundant and could be adapted into a functional space.