

Retail  
Development  
Industrial  
Investment  
Office



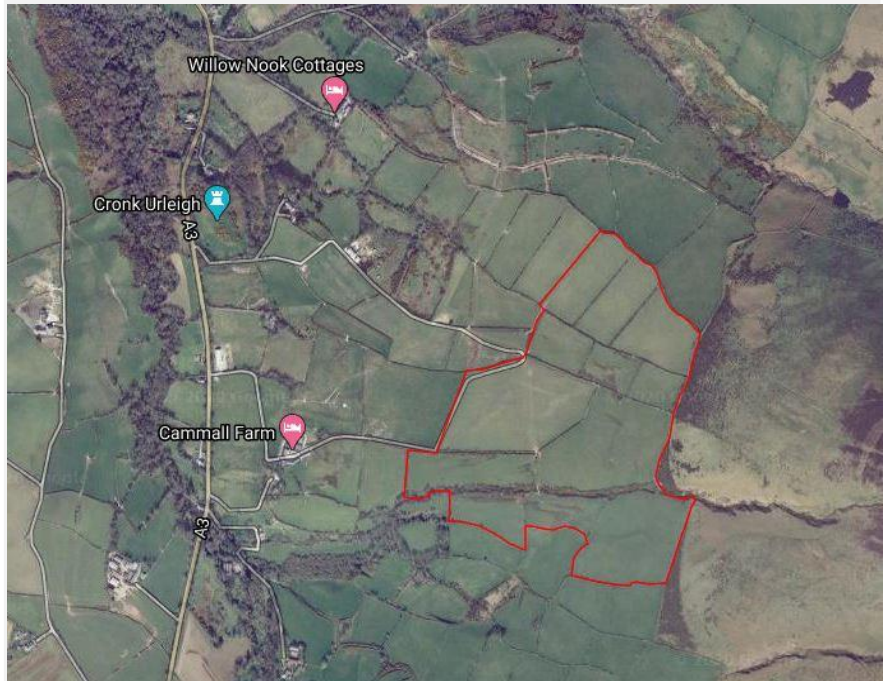
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Isle of Man, IM2 1SE

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**£375,000**  
**FOR SALE BY PRIVATE TREATY**  
**AGRICULTURAL LAND**

Approximately 71.48 (28.93ha) acres at  
Clyeen  
Kirk Michael



**DESCRIPTION**

Approximately 71.48 acres (28.93 ha) of agricultural land at Clyeen, Kirk Michael. Presented in grass with a natural water source. The boundaries are a mixture of mature hedgerow with stock proof fencing.

The land will be sold with a full right of access.

Further land could be made available by separate negotiation.

## FIELD SCHEDULE

Field number	Acreage
231147	4.73
231198	4.7
231339	5.1
231260	3.21
231265	2.43
231344	2.34
234374	12.97
234368	6.97
231345	5.38
234374	10.34
234376	3.41
234369	6.37
234380	3.53
<b>Total</b>	<b>71.48</b>

## VIEWINGS

The land can be viewed at reasonable times without prior appointment with the agent. Please take a copy of the sales details with you when viewing.

Please proceed on foot only with no dogs and ensure all gates remain securely closed. Viewing is at entirely your own risk.

## TENURE

The land will be sold freehold with vacant possession upon completion.

## SITUATION

The land is situated to the South East of Kirk Michael, inside the TT course.

## DIRECTIONS

Travelling North along the A3 TT course, turn right by the 13<sup>th</sup> Milestone marker. Proceed up the lane and as the lane veers left, continue straight ahead. Park at the farm buildings and continue on foot.

## AGRICULTURAL DEVELOPMENT SCHEME (ADS)

The land is eligible for payments under the ADS.

