

## £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.

# Retail Development Industrial Investment Office



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#### **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
Total		71.48

#### **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.



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