

Approximately 11.35 acres in Ballaugh
Asking Price £160,000



An attractive parcel of approximately 11.35 acres in Ballaugh. The land comprises 7.3 acres of good grazing, 2.76 acres of rough grazing and 1.29 acres of mature and established woodland. The land would be perfect for equestrian use with great hacking in the area and nature lovers alike. The land is accessed along a private driveway and will be sold with a full vehicular right of access.



LOCATION

The land is located on the outskirts of Ballaugh in the North of the Island.

DIRECTIONS

Travelling North along A3, take the last turning on the left before Ballaugh Bridge and the land can be located a short distance up the lane on the left hand side.

SERVICES

The land benefits from a mains water supply.

VIEWING

The land can be viewed at all 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 entirely at your own risk.

TENURE

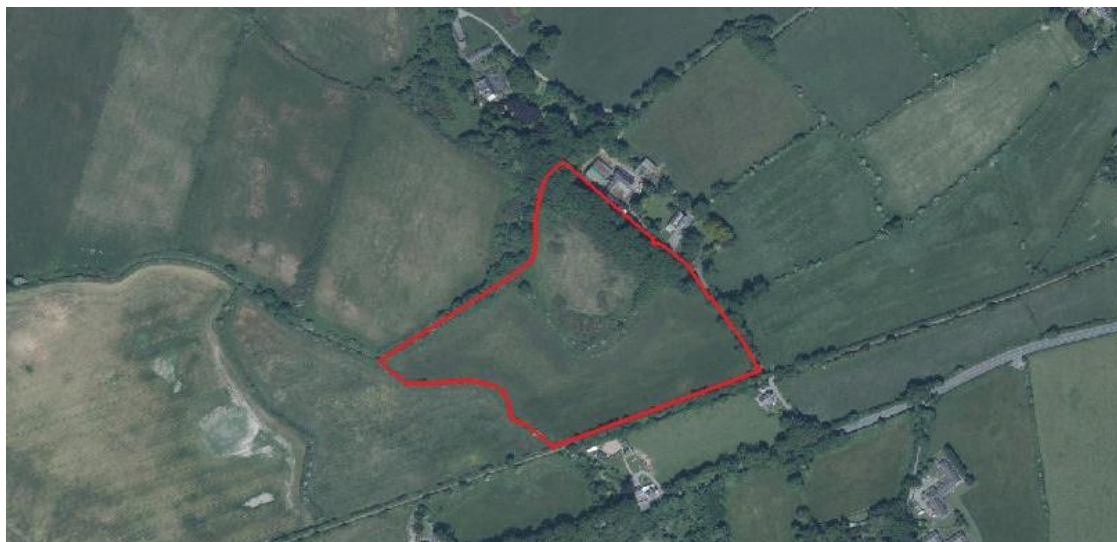
The land is sold freehold with vacant possession.

AGRICULTURAL & ENVIRONMENTAL SUBSIDIES

The land is eligible to receive subsidies under the Island's Agricultural Development Scheme subject to meeting the scheme's criteria. The land is classed as Below the Mountain Line. The land may also be eligible to apply for financial incentives under the Island's Agri-Environment Initiatives Scheme.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



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Since 1854



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