



Approximately 2.56 Acres, St Judes Road, St Judes
Asking Price £60,000

An attractive parcel of agricultural land totaling 2.56 acres located in St Judes. The land benefits from good roadside access, perimeter fencing and a mains water supply.

LOCATION

The land is located in St Judes in the North of the Island.

DIRECTIONS

Leave the TT course at Sulby Bridge, turning left towards the St Judes crossroads. At the crossroads, turn left and the land can be located a short distance down in the road on the right hand side. Clearly identified by our For Sale board.

SERVICES

There is a mains water connection to the field which is in the process of being connected.

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

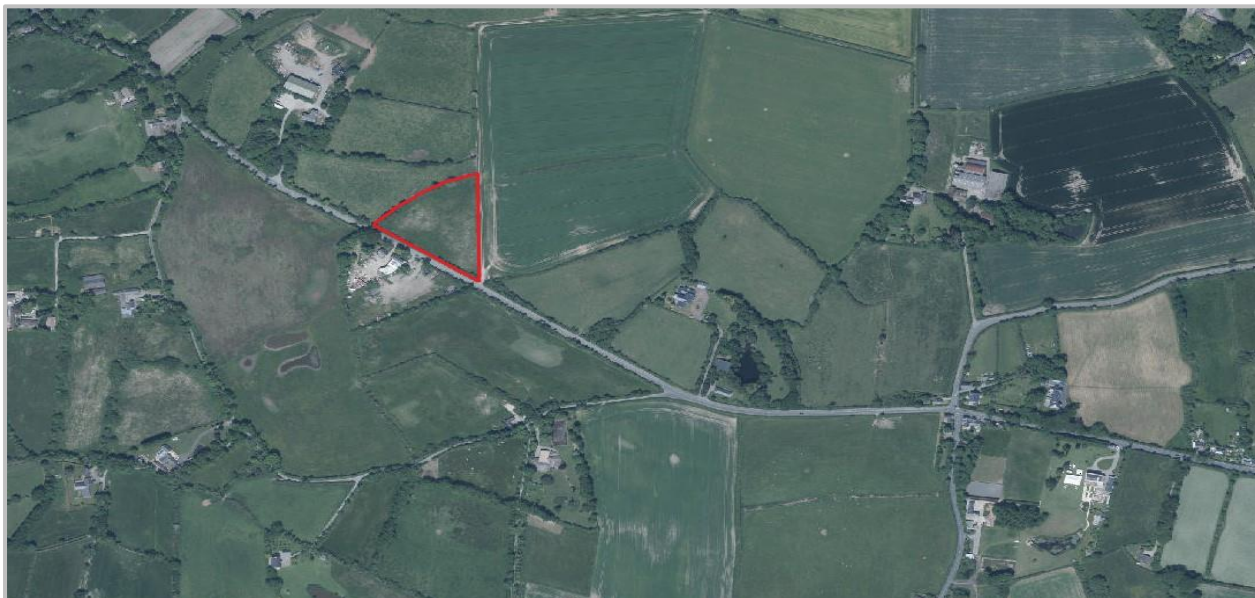
The land is sold freehold with vacant possession.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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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