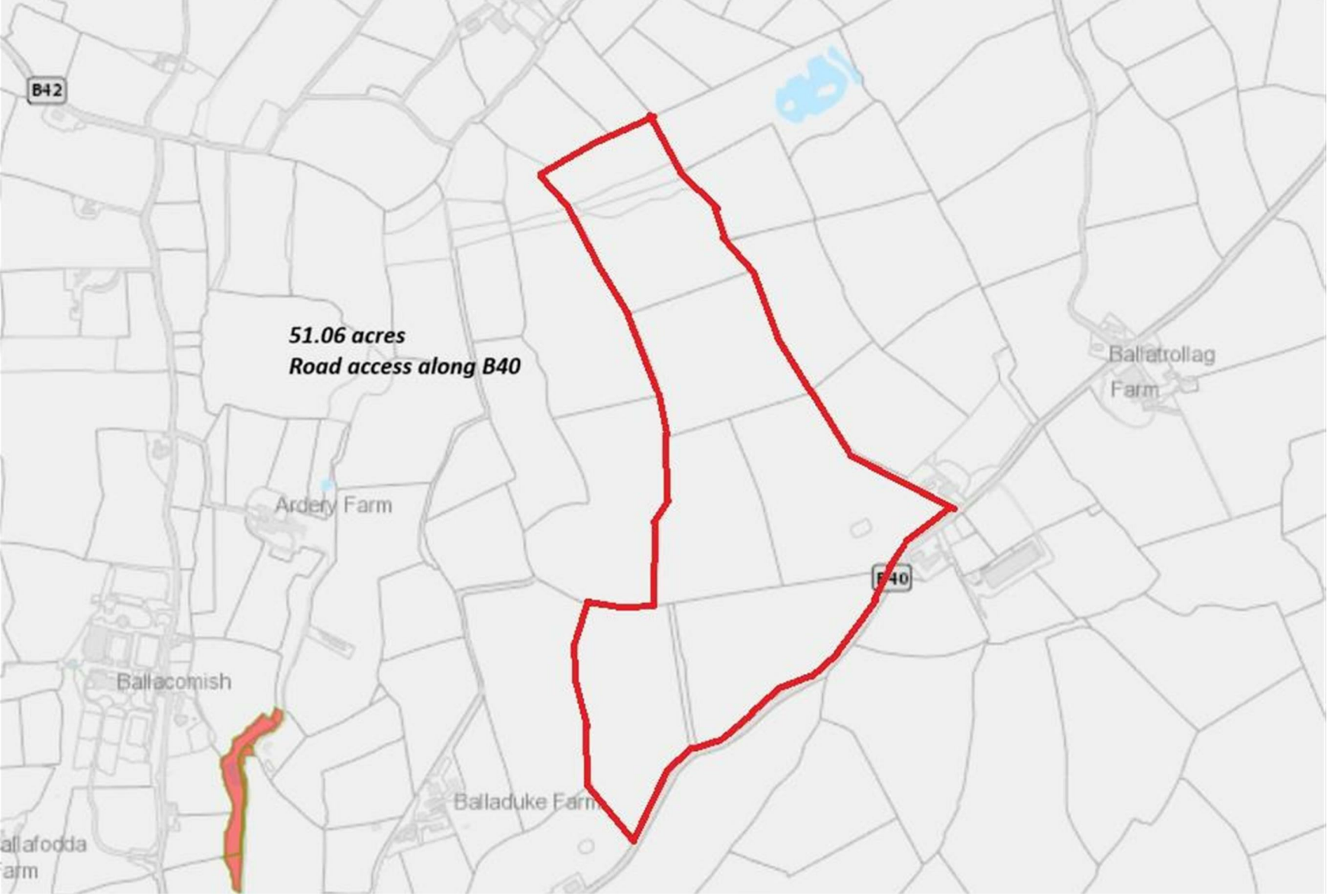

0 Bed

Land

located in

O.I.R.O £500,000

Land at Ballamaddrell
(1) Grenaby Road
Ballabeg

- Approximately 51.06 acres (20.66 hectares) (Field references: 421014, 421015, 421024, 421016, 420999, 420991)
- A parcel of agricultural land extending to approximately 51.06 acres (20.66 hectares), situated at Ballamaddrell, off Ballamaddrell Road, within an attractive rural setting.
- The field forms part of the wider Ballamaddrell/Ballabeg countryside, with established hedgerows and attractive rural situation.
- The land provides a useful parcel suitable for agricultural purposes, including grazing, subject to the usual restrictions and requirements, or lifestyle uses subject to necessary consents.
- The property enjoys a peaceful rural location whilst being conveniently positioned for access to the surrounding road network, with its own vehicular access.

DESCRIPTION
A single parcel of agricultural land extending to approximately 51.06 acres (20.66 hectares) situated at Ballamaddrell, Ballabeg, off Grenaby Road, within an attractive rural setting. Classified as (BML) Below the mountain line.

DIRECTIONS
Arriving in Ballabeg on the main road towards Colby, turn right in the centre of the village onto Ronague Road.
After about 100 yards on Ronague Road, turn right onto Grenaby Road.
Follow Grenaby Road for about 775m passing Grenaby Studios on your right until with the land found on the left hand side of the road immediately after the recently renovated Ballamaddrell Cottage.

SERVICES
We understand that water is available to the site.

LEGAL FEES
Each party to pay their own legal fees.

VIEWING
The land can be viewed from the roadside gate access only at this time. For those with a serious interest in acquiring the land after initial viewing, an appointment should be made with Black Grace Cowley.

SUBSIDIES/INCENTIVES
The land may (subject to the the applicant qualifying) be eligible to obtain subsidies through the Isle of Man Agricultural Development Scheme/Agri-Environment Initiatives Scheme.

TENURE
The land is offered freehold with vacant possession upon completion.

DIRECTIONS

CONTACT

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EPC Rating:
Council Tax Band: