



**14.44 acres Close Hippagh, Clenagh Road, Sulby, IM7 3AD**

**Asking Price £145,000**

A field totalling approx 14.44 acres on the popular Clenagh Road in Sulby.  
14.44 acres of grazing land. Laid to grass with good access to the road.  
Vendor may consider splitting field.

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## LOCATION

Leaving Ramsey via Jurby Road continue through St Judes and upon reaching Sandygate crossroads take the left hand turning onto the Clenagh Road. Travel on the Clenagh Road for approximately half a mile. The field is located on the left hand side immediately after the sub station.

## TENURE

The land is sold freehold with vacant possession. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

## VIEWING

The land can be viewed at reasonable times without prior appointment with the agent. Please proceed on foot only with no dogs and ensure all gates remain securely closed. Viewing is entirely at your own risk.



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.

Since 1854



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