



Approximately 3.21 acres, Lower Skerrisdale, Kirk
Michael, IM6 1AX

Asking Price £55,000

A charming field providing approximately 3.21 acres of agricultural land in a quiet and secluded area in the West of the Island with beautiful sea views. The land is accessed down a private lane and full vehicular access will be provided to the purchaser.

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LOCATION

The land is located in Cronk Y Voddy in the West of the Island.

DIRECTIONS

Travelling North on the A3, turn left at the Cronk Y Voddy crossroads. Proceed along the road until you reach another crossroads and turn right. The field can be located approximately 1 miles along this road on the left handside. Clearly identifiable by the For Sale board. To access the field, go along the lane which forms part of the Southern boundary and the gate can be found on the right.

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 into the field 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 the applicant meeting the scheme's criteria and 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im