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Upper Primrose Lodge

Land at Upper Primrose Lodge comprises of approximately 32 acres. It offers great potential to new or existing farming/equestrian businesses, as well as use as a weekend retreat, or purchasers requiring further agricultural storage alike.

It is a unique and useful plot of land, containing: -

- A stone-built Bothy,
- N°2 modern agricultural buildings, with surrounding concrete yarded area.

The land itself is positioned in an attractive elevated location, within the sought-after Parish of Maughold. It benefits from 360° of varied Manx countryside, encompassing far-reaching views including: - Maughold, Ramsey, Laxey, North Barrule; also as far as the mainland.



Upper Primrose Lodge, Goosneck Road, Hibernia, Ramsey IM 7 1EP

Ramsey 2.5 miles, Maughold 4 Miles, Glen Mona 2 miles, Laxley 7 miles

Guide Price £425,000

Bothy

Reputed by the vendor to be the '*only bothy on the island*'.

Erected two years ago, using a traditional stone and tile construction, upon a concrete base. Cavity wall, roof and floor insulation.

An ideal setting to relax, enjoy a drink by the fire in winter, or on a hot summers' day; making the most of the surrounding scenic landscape.

Services

Private water supply.

Access

Via a track off Goosneck Road.



Portal Frame Agricultural building

Secure, recently constructed modern steel portal framed building, clad with corrugated steel panelling, upon a concrete floor, with internal dungboarding. 60” x 30”.

Fodder Store & Concrete Yard

Also recently constructed fodder store 15” x 16” opportunity (subject to consent) for stabling, and the secure storing of items.

Area of concrete yarded area between both agricultural buildings offering excellent practicality.

Land

Approximately 32 acres of well-maintained pasture in good heart, which the vendor believes has been under the plough in the past.

Upper Primrose is a well bounded and stock-proofed parcel, with stone walling & hedgerow, behind good quality pig netting and barbwire fencing throughout.





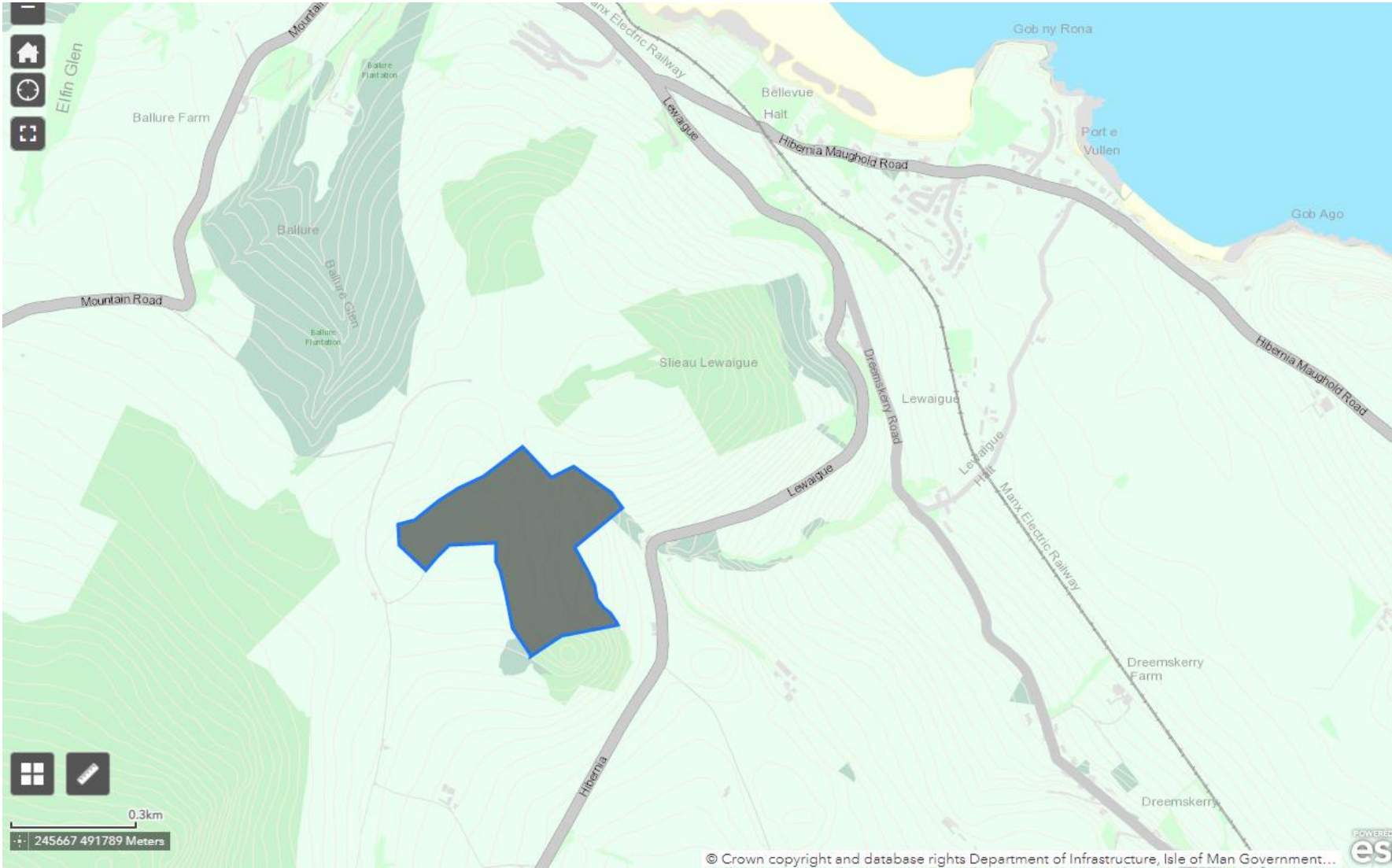


Woodland

Nº2 areas of recently planted woodland one parcel contains a Dub.

Circa 300+ trees have been planted by the vendor, around 5 years ago.

Location





Field 1

Field 2

Field 3

Field 4

Field 5

Access Track
To
Gooseneck
Road

Schedule of Land

<u>Field Number</u>	<u>Acrage (Approx.)</u>
1)	7.1 acres
2)	7.7 acres
3)	4.4 acres
4)	5.4 acres
5)	6.9 acres
Total	32 acres

Wayleave, Easements and Right of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or no

Sporting, Timber and Mineral Rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Planning

Insofar as Deanwood is aware, all development or works requiring planning permission has sought, and approval gained by the vendor.



Tenure

Freehold with vacant possession.

Agricultural & Environmental Subsidies

The holding is Farm Assured, and is currently under the Agricultural Development Scheme (formerly the Countryside Care Scheme). Subject to cross compliance, this scheme brings in circa £2,000 per annum.

The land may also be eligible to apply for financial incentives under the Islands Agri-Environment Initiatives Scheme.

It appears to be within the DEFA description of being within an upland situation, this would need to be confirmed.

Viewings

Strictly by confirmed appointment with the vendor's agents, Ramsey Deanwood.

Contact

Matthew Reed FAAV (Surveyor).

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DOUGLAS

37 VICTORIA STREET

DOUGLAS

ISLE OF MAN IM1 2LF

CASTLETOWN

COMPTON HOUSE

9 CASTLE STREET

ISLE OF MAN IM9 1LF

RAMSEY

60 PARLIAMENT STREET

ISLE OF MAN

IM8 1AJ

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