



**DeanWood.im**

Land off Grenaby Road, Dog Mills

Extending to approximately 2.37 acres, the land at Ballaco, with direct road access from Grenaby Road.

The land is predominately level and bounded by mature hedgerow, solid hedge banks and fencing.

Productive pasture with excellent prospects for amenity, grazing or equestrian use (subject to planning).

Field number:- part of 114045.

Ramsey 3.5 miles, Andreas 2.4 Miles, Bride 1.9 miles



For Sale By Informal Tender:- Guide Price £60,000

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.

The vendor will retain access to wooded area adjacent to the land.

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

Clean planning history.

Services

Water available.



Agricultural & Environmental Subsidies

The field is part of a Farm Assured holding and is currently under the Agricultural Development Scheme, thus is subject to cross compliance.

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

Fencing

Purchaser to fence the southern and western boundary of the field where the new boundary is created to provide access to the wooded area adjacent to subject field.

Tenure

Freehold with vacant possession

Overage clause

The Land will be subject to an overage clause to be negotiated with regards to subsequent development on the land.

Location





Method Of Sale

The land is offered for sale by informal tender. Tenders closing on **Monday 30th May at Noon.**

A tender form is contained below or can be requested from the office via email or phone. Tenders should be submitted to the Deanwood's Ramsey office in a sealed envelope, marked Land at Ballacorey or via email.

Contact

Matthew Reed Bsc (Hons) FAAV.

Agricultural Surveyor.

Ramsey Deanwood

E:- matthew.reed@deanwood.co.uk P:- 816111



DOUGLAS

37 VICTORIA STREET

01624 620606

CASTLETOWN

COMPTON HOUSE

01624 825995

RAMSEY

60 PARLIAMENT STREET

01624 816111

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These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

Informal Tender Form

Land off Grenaby Road, Dog Mills.

SUBJECT TO CONTRACT

I/We of (address)

.....
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.....

Offer the sum of: (£)

Please specify whether your offer is: Conditional o Unconditional o If your offer is conditional please provide details (continuing on separate sheets if necessary):

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<u>Timescales</u>		
Exchange		Weeks from agreement of heads of terms
Completion		Weeks from exchange of contracts
<u>Advocates</u>		
Firm		
Address		
Telephone Number		

Proof of Funds Please ensure that you attach to your tender evidence of funds (bank letter / account statement / accountant's letter).

We understand that the vendor is not obliged to accept the highest or any offer. YES/NO

Signed: For and on behalf of: _____

Print Name:-

Tel No:-

Email:-

Date:-

The Deadline for submissions is **12:00 noon on Monday 30th May 2022.**

Please address tenders (or any queries) to Matthew Reed Bsc (Hons). FAAV at Deanwood's Ramsey Office.

E:- matthew.reed@deanwood.co.uk

P:- 816111

