



DeanWood.im

## Land off Jurby East Road, Jurby, Lot 2

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Extending to approx. 2.5 acres of pasture, with a pond to the rear of the land.

The land is productive and in good heart, it is also level and bounded by a mixture of mature hedgerow solid hedge banks.

Excellent prospects for amenity land, grazing or equestrian use (subject to planning).

A further 3.15 acres are available on the opposing side of the lane.

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**For Sale By Informal Tender:- Guide Price £70,000**

### **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.

### **Sporting, Timber and Mineral Rights**

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

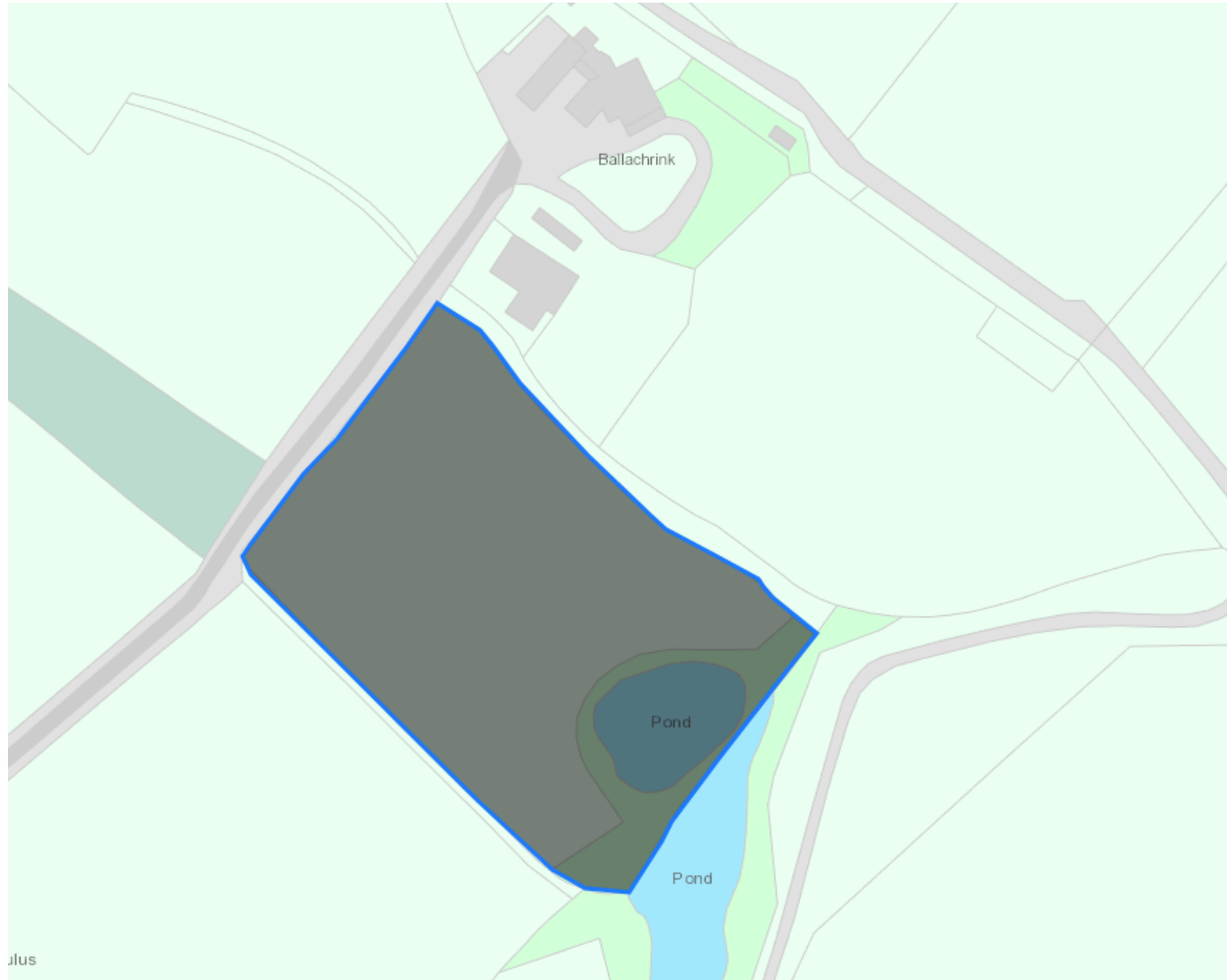
### **Tenure**

Freehold with vacant possession.

### **Agricultural & Environmental Subsidies**

The land is currently under the Agricultural Development Scheme (formerly the Countryside Care Scheme). Thus us subject to cross compliance.

## Location







## Method Of Sale

The land is offered for sale by informal tender. Tenders closing on **Monday 1<sup>st</sup> July 2022 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 Jurby East Lot 2, or via email.

## Directions

Leave Andreas on the Jurby East Road. Take the second right hand turn with the Deanwood sign at the bottom of the lane. Follow said lane to the end, the entrance gate is the last gate on the left before Ballachink Farmhouse.

## Contact

Matthew Reed Bsc Hons. FAAV

Agricultural Surveyor.

Ramsey Deanwood

E:- [matthew.reed@deanwood.co.uk](mailto:matthew.reed@deanwood.co.uk) P:- 816111



**DOUGLAS**

37 VICTORIA STREET

01624 620606

**CASTLETOWN**

COMPTON HOUSE

01624 825995

**RAMSEY**

60 PARLIAMENT STREET

01624 816111

**DeanWood.im**

**Informal Tender Form**

Land off Jurby East Road, Jurby lot 2.

SUBJECT TO CONTRACT

I/We ..... of (address)

.....  
.....  
.....

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 1<sup>st</sup> July 2022**. Please address tenders (or any queries) to Matthew Reed Bsc Hons. FAAV at Deanwood's Ramsey Office.

E:- [matthew.reed@deanwood.co.uk](mailto:matthew.reed@deanwood.co.uk)

P:- 816111

