



DeanWood.im

# Land at Dreemskerry Hill Lot 2, Maughold

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Approx. 38.27 acres of pasture land off Dreemskerry Hill.

Predominately level or slightly sloping and bounded by a mixture of mature hedgerow, solid hedge banks & stock proof fencing.

Excellent prospects for amenity land, grazing or equestrian use, with land adjacent to nearby houses.

Offers on smaller lots considered.

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Ramsey 2.7 miles, Maughold 1 Mile, Glen Mona 4.6 miles, Laxey 8.7 miles

**For Sale By Informal Tender:- Guide Price £325,000**



## 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.

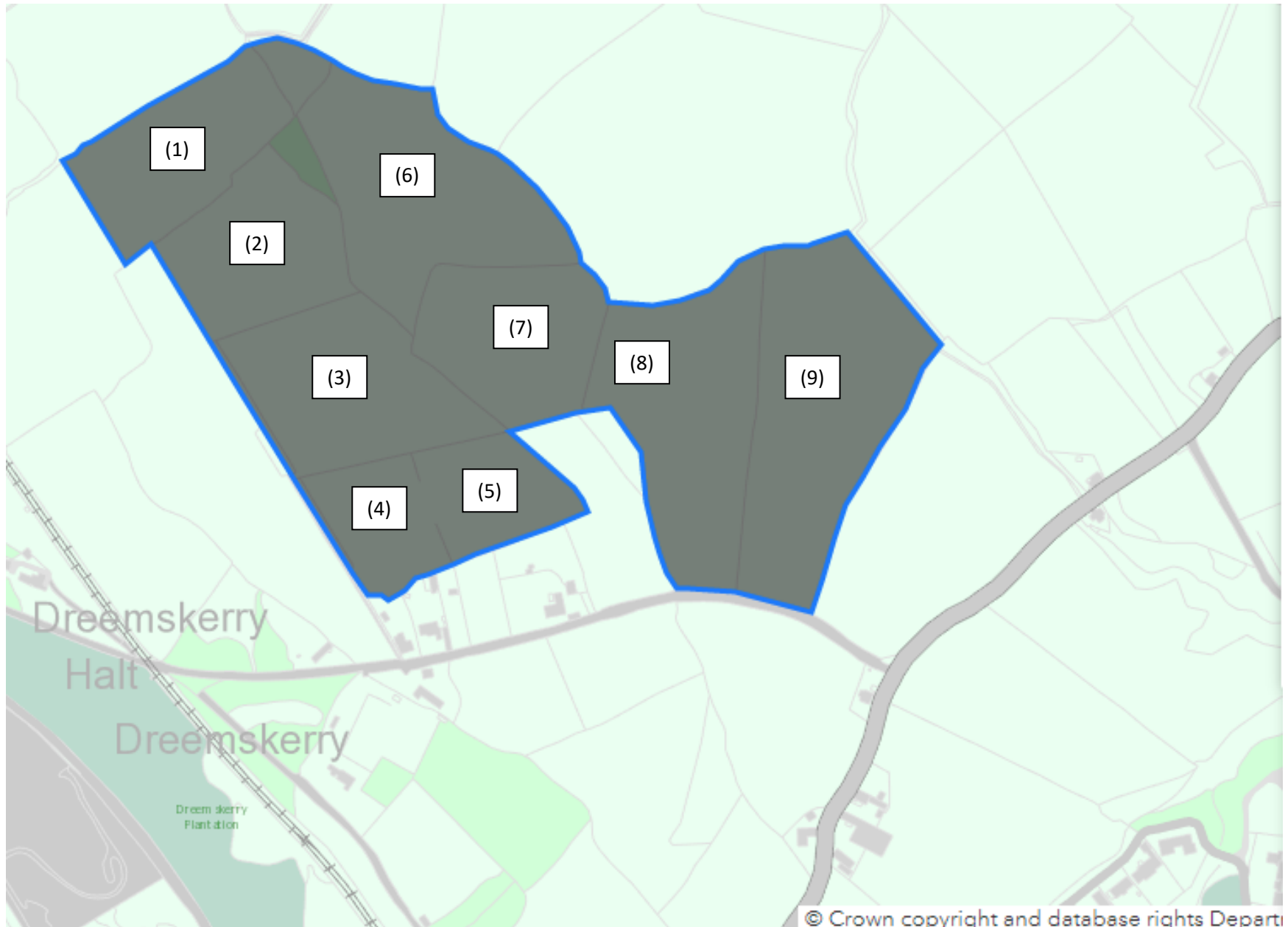
## Planning

No planning history.



## Location





Dreemskerry

Halt

Dreemskerry

Dreem skerry  
Plantation

### **Tenure**

Freehold with vacant possession, subject to an overage clause for development to be negotiated.

### **Agricultural & Environmental Subsidies**

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

### **Method Of Sale**

The land is offered for sale by informal tender. Tenders closing on **Tuesday 30<sup>th</sup> August 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 Dreemskerry Lot 2 or via email.

Sale of Smaller lots considered.



## Schedule of land

Field Number (On Plan)	DEFA Field Number	Acreage
(1)	624429	4.06
(2)	624103	3.81
(3)	624127	4.56
(4)	621312	2.01
(5)	620826	2.13
(6)	620784	5.64
(7)	624417	3.69
(8)	624128	5.57
(9)	624129	6.80



## 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

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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 at Dreemskerry Hill, Maughold

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 Tuesday 30<sup>th</sup> August 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

