



**9.93 acres of Land at East Keithustag, Smeale, Andreas, IM7 3EB**



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**Asking Price £130,000**



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Wonderful privacy and views in all directions, this 9.93 acre parcel of picturesque pasture is set in the idyllic rolling hills of the North of the Island. Accessed via a shared rural lane coming to an enclosed track (owned by the vendor but with right of way to one neighbour) which turns its way upward to the top of the hill. Well fenced and with mains water.



### LOCATION

From Ramsey travel North on the A10 Bride Road and continue until you reach Bride Village. Take the Coast Road on the left hand side of the Church and continue for approx. 1.5 miles. The access lane to the fields can be found on the left hand side, clearly identified by our For Sale Board.

### POSSESSION

Vacant on completion. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.

### **VIEWING**

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.







Since 1854

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