

LIFESTYLE LAND FOR SALE



Approx. 10 ACRES OF LAND – OFFERS IN EXCESS OF £150,000 exclusive.

FIELD 613191 GROUDLE, SEA LION COVE STATION



- Parcel of agricultural / lifestyle land Approx. 10 acres – see map over page.
- There is water to the site.
- Stunning coastal views with the coast path running along 3 sides of the field.
- Gate access via B20 off the A2.

Over/...

DESCRIPTION

A rare opportunity to purchase approximately 10 acres of lifestyle land in Groudie with stunning coastal views. There is water to the site.

If the Land is sold subject to obtaining Planning Permission, which is granted, then an overage of 50% will be applicable.

LOCATION

The field is accessible through gated entrance. Travelling along the A2 from Douglas heading north, and then turn right onto the B20. There is gate access to the field. The coastal path runs along three sides. The site can be viewed from all three sides following the public foot path round.

SERVICES

There is water to the land.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



Not to Scale – Subject to Contract



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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