

# FOR SALE - LAND (X 2 FIELDS)

Approximately 2.5 acres - £60,000



## Corner of The Clannagh Road & Rheast Road, Santon



- **LAND FOR SALE IN STUNNING LOCATION – CLOSE TO DOUGLAS/AIRPORT**
- Approximately 2.5 acres in a rural setting - only 10 minutes to Douglas or Airport
- Gated entrance off Rheast Road
- Two defined fields with a picturesque brook running through the middle (bridge over – see photo 4)
- What3words <https://w3w.co/random.burgers.botch>
- The land has recently been overtopped

Over/...



## DESCRIPTION

Rare opportunity to acquire 2.5 acres of land in a serene, rural location edged by lush greenery and mature trees. A brook runs through the middle with a bridge over. Conveniently located just off the main Road in Santon.

The land has recently housed horses but has since been overtopped.

## LOCATION

Travelling through Santon along the A5 towards Douglas, take the left hand turning onto the Clannagh Road (turning before The Comis Hotel). Follow the road along and take the left hand turning onto Rheast Road where the land can be found immediately on the right-hand side.

## SERVICES

There are no services to the land.

## TENURE

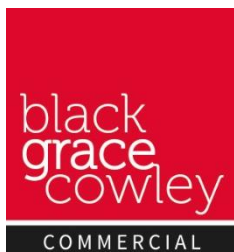
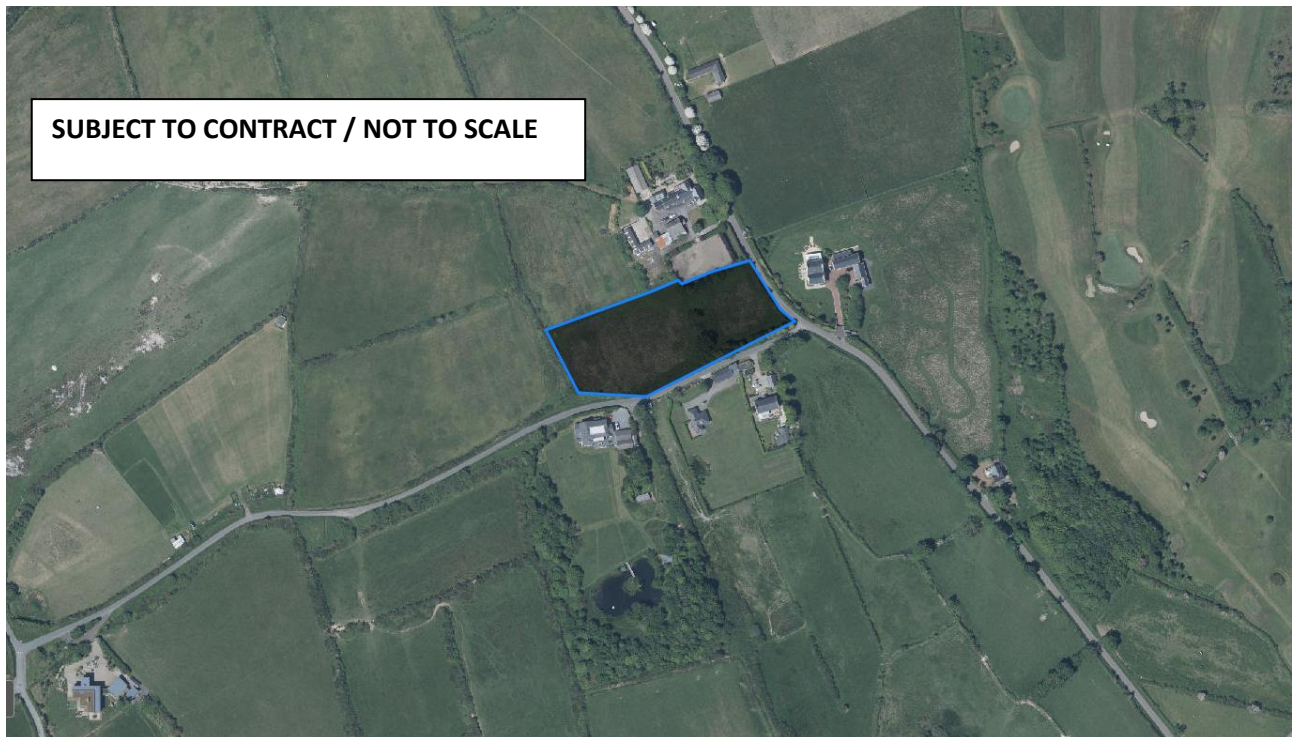
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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