

Sandwich, (Cape Cod) MA

11 Lot Residential Subdivision

k/a "Rockhill Estates"



Select Lots with Cape Cod Bay Views

21± Acres per Special Permit with Completed Roads

Selling in the Entirety Only

AUCTION: NOVEMBER 15

JJ Manning

AUCTIONEERS

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



REF 17-1742
BRO 1623
MA CO LIC 3184



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Site Tour: Tuesday, November 7 (11am-1pm)

AUCTION: Wednesday, November 15 at 11am On-site

11 Lot Residential Subdivision k/a "Rockhill Estates"

Special Opportunity for Builders, Developers & Investors



Definitive Plan, Cluster Special Permit Approval & Restrictive Covenants in Place
21± Acres per Special Permit with Completed Roads Selling in the Entirety

Off Chipman Road, Sandwich, (Cape Cod) MA

Site Tour: Tuesday, November 7 (11am-1pm)

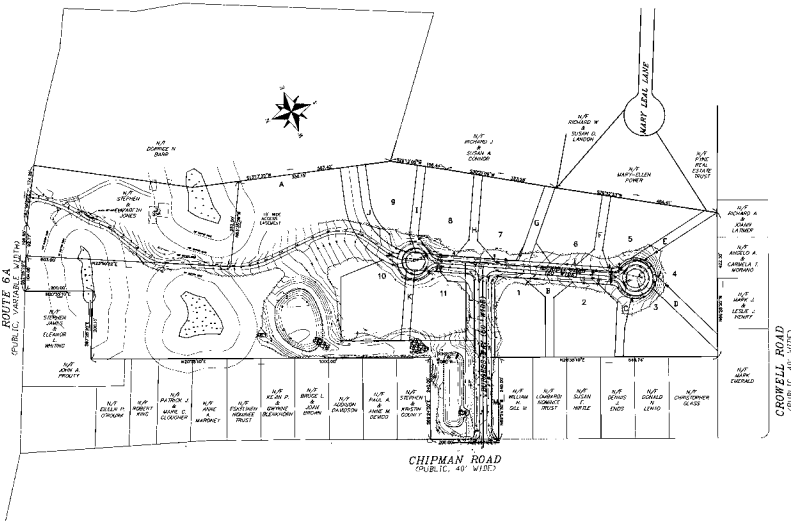
11 Lot Residential Subdivision on Cape Cod

k/a "Rockhill Estates"

21± Acres per Special Permit with Completed Roads

Off Chipman Road, Sandwich, MA

[Use 21 Chipman Road for GPS Directions]



REAL ESTATE AUCTION

Wednesday, November 15 at 11am On-site

Site Tour: Tuesday, November 7 (11am-1pm)

Selling in the Entirety Only

Parcel IDS: 38-273 through 38-283, 43-20

County: Barnstable

Subdivision Area: 21± acres per permit, now 18.72± acres of Assessor's parcels on 2 paved roadways

Design: "Rockhill Estates" offers 11 strategically placed future home sites (.65± & .92± acres each) with select lots featuring views of Cape Cod Bay, surrounded by 10.38± acres of open space including buffer strips between lots, 2 detention ponds & a gated winding gravel fire road that offers a meadow-lined scenic stroll south to historic Rt. 6A

Topography: From Chipman Rd., Burgess Way's level paved roadway provides a gracious mid-way entry to the privacy of Rockhill Rd. where the paved roadbed rises up toward cul-de-sac island ends and is ringed by gently rolling landscaped home sites backed by mature woods

Utilities: Natural gas has been piped to all lots, underground water & electric, private septic

See Property Info. Package For: Permits, subdivision & "as built" roadway plans, view easement, restrictive covenants & easements, bond release of lots 1-9, MA DEP certificate, perc tests & much more



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Property Information, Photos & More at:

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Terms of Sale: 10% deposit of which \$50,000 must be presented in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Friday, November 17, 2017. Balance in 50 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.