

Phangan Land Direct

LAND DETAILS

Location	Chalok Lam Bay Valley	Ref. Number	L0104-B
Property Description	<p>Chalok Lam Bay Valley is located in the beautiful gently sloping hills behind the village and temples.</p> <p>The land is 6.89 Rai in total (Plot 104 on the plan) which can be subdivided and there are three smaller plots on adjacent land that are also available for sale - each with their own Chanote. One of the plots includes a well designed and well positioned two bedroom house made of stone with a wooden interior. The total cost of the 6.89 Rai plot works out at 14 Million 469,000 Baht.</p> <p>A stream borders the land adding character and peacefulness with the sound of running water heard gently in the background.</p> <p>There is an existing water supply in place, electricity is available and telecoms can easily be ordered. The public road is just 200 metres to the north east of the land and the private road that allows access to it is the property of the current land owner of this plot. Written permission to use the road will be built into the contract of sale.</p> <p>The majority of the land is gently sloping with the upper reaches tending to get a little steeper but then benefiting from views to the Ocean.</p> <p>The area has a fantastic feel – very open with amazing views across the valley and the mountains. Just a few Kilometers from the beach and there are no steep roads to traverse to find the property. A very gentle piece of real estate with tremendous appeal.</p> <p>The property represents perfect opportunities for bungalows, villas, chalet style and residential developments. <i>The property is an outstanding opportunity for private or corporate clients looking to buy land upon which to build their own style development.</i></p>		

Property Pictures



Total Rai Available	6.89 Rai					
Cost Per Rai	2.1 Million Baht (14,469,000 Baht for the total plot)					
Can Sub Divide?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		Already sub-divided. No further sub-division <input type="checkbox"/>	
Title Deed	Nor Sor 3 <input type="checkbox"/>		Nor Sor 3 Gor <input checked="" type="checkbox"/>		Chanote <input type="checkbox"/>	
Located Near Route	Route A <input type="checkbox"/>		Route B <input checked="" type="checkbox"/>		Route C <input type="checkbox"/> Route D <input type="checkbox"/> Route E <input type="checkbox"/>	
Situated	Coastal <input type="checkbox"/>		Cliff <input type="checkbox"/>		Inland <input type="checkbox"/> Mountain side <input type="checkbox"/> Hillside <input checked="" type="checkbox"/> Town <input type="checkbox"/>	
			Riverside <input type="checkbox"/>			
Aspect (if coastal,	Facing		North <input type="checkbox"/>		North East <input checked="" type="checkbox"/> East <input type="checkbox"/> South East <input type="checkbox"/>	
			South <input type="checkbox"/>		South West <input type="checkbox"/> West <input type="checkbox"/> North West <input type="checkbox"/>	

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cliff, river or hillside)		
View	Ocean view <input checked="" type="checkbox"/> Mountain View <input checked="" type="checkbox"/> Forest View <input checked="" type="checkbox"/> Street View <input type="checkbox"/> River View <input type="checkbox"/>	
Geography	Flat <input type="checkbox"/> Gently Sloping <input checked="" type="checkbox"/> Sharply Sloping <input checked="" type="checkbox"/> Steep <input type="checkbox"/>	
Terrain	Grass or Soil <input checked="" type="checkbox"/> Rocks <input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Stones <input checked="" type="checkbox"/> Stream <input checked="" type="checkbox"/>	
Utilities and Access	Electricity: Existing <input checked="" type="checkbox"/> Can be supplied <input type="checkbox"/> Water: Existing <input checked="" type="checkbox"/> Can be supplied <input type="checkbox"/> Telephone and Internet: Existing <input type="checkbox"/> Can be supplied <input checked="" type="checkbox"/> Sewage: Public (only available in Thong Sala) <input type="checkbox"/> Cess Pit <input checked="" type="checkbox"/> Access to Road: Public Road <input checked="" type="checkbox"/> Private Road <input checked="" type="checkbox"/> With Written permission for use.	
Neighbours	North Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	East Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	South Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	West Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
Distances	Approximate distance to the sea	2.5 Kilometres
	Approximate distance to the nearest village	2.5 Kilometres to Chalok Lam
	Approximate distance to Thong Sala	8 Kilometres
Rental Possibilities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cost of Rent Per Year	Baht	
Deposit Needed	Baht	
Able to Build	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Property Plan and location Map	<p>Plot 104 = 6 Rai + 356 Wah (6.89 Rai Total) Plot 22 = 169 Wah (0.4225 Rai) Plot 23 = 181 Wah (0.4525 Rai) Plot 24 = 214 Wah (0.535 Rai) Plot 24 Includes House</p>	

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