

Phangan Land Direct

LAND DETAILS

Location	Chalok Lam Bay Riverside Development I	Ref. Number	L0101-B
Property Description	<p>Chalok Lam Bay Riverside Development I is located on the road from Chalok Lam to Haad Khom. The plot is 7.68 Rai in total and has already been divided into 8 separate plots, each with an individual Nor Sor Sam Gor. The plots are framed by the amazing Chalok Lam Bay Mountains which add a tremendous dynamic to the location. The Nor Sor Sam Gor land ownership paper is easily converted into a Chanote.</p> <p>The development stretches from the new 6 million Baht road (under construction) and gently slopes 190 metres down to the river side. At this point the property is just 100 metres from the sea.</p> <p>Some of the plots of land have their own water sources (wells) and the others will be supplied by the current landowner's water well. The road that passes through the property is a private road owned by the current landowner and written permission to use this road will be part of the contract as will the water supply. The road has permission for access right through to the beach at Niramom Villas (formerly Saithong Bungalows).</p> <p>The plot closest to the river has exclusive mooring rights within a small inlet from the main river. Electricity is already in place and the supply is being extended when the new road is built.</p> <p>A foot bridge further up river also allows access to the beach at Fantasea and Fanta Bungalows. The properties represent perfect opportunities for bungalows, villas, chalet style and residential developments. <i>The property has just come onto the market and is an outstanding opportunity for private or corporate clients looking to buy land upon which to build their own style development.</i></p> <p>Cost of Each Plot</p> <p>Plot 84 = 241 Wah (0.6025 Rai) = 1.91 Million Baht Plot 85 = 427 Wah (1.06 Rai) = 3.34 Million Baht Plot 86 = 422 Wah (1.055 Rai) = 3.51 Million Baht Plot 87 = 400 Wah (1 Rai) = 3.15 Million Baht Plot 88 = 393 Wah (0.9825 Rai) 3.1 Million Baht Plot 89 = 397 Wah (0.99 Rai) = 3.19 Million Baht Plot 90 = 400 Wah (1 Rai) = 3.15 Million Baht Plot 91 = 396 Wah (0.99 Rai) = 3.19 Million Baht</p>		

Property Pictures



Total Rai Available	7.68 divided into 8 plots				
Cost Per Rai	3.15 Million Baht				
Can Sub Divide?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Already sub-divided. No further sub-division <input checked="" 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"/>

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	Riverside <input checked="" type="checkbox"/>				
Aspect (if coastal, cliff, river or hillside)	Facing	North <input type="checkbox"/>	North East <input type="checkbox"/>	East <input type="checkbox"/>	South East <input type="checkbox"/>
		South <input type="checkbox"/>	South West <input type="checkbox"/>	West <input checked="" type="checkbox"/>	North West <input type="checkbox"/>
View	Ocean view <input type="checkbox"/>	Mountain View <input type="checkbox"/>	Forest View <input type="checkbox"/>	Street View <input type="checkbox"/>	River View <input checked="" type="checkbox"/>
Geography	Flat <input type="checkbox"/>	Gently Sloping <input checked="" type="checkbox"/>	Sharply Sloping <input type="checkbox"/>	Steep <input type="checkbox"/>	
Terrain	Grass or Soil <input checked="" type="checkbox"/>	Rocks <input type="checkbox"/>	Trees <input checked="" type="checkbox"/>	Stones <input 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 checked="" type="checkbox"/> (varies by plot as described above) Telephone and Internet: Existing <input checked="" type="checkbox"/> Can be supplied <input 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"/>				
Neighbours	North Bungalows <input checked="" 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 checked="" type="checkbox"/> Private Residence <input 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 checked="" type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>				
	West Bungalows <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input checked="" type="checkbox"/>				
Distances	Approximate distance to the sea		100 Metres (from Riverside end)		
	Approximate distance to the nearest village		1 Kilometre to Chalok Lam		
	Approximate distance to Thong Sala		10 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>Sea</p> <p>River</p> <p>Not for Sale</p> <p>Plot 84</p> <p>Plot 85</p> <p>Plot 86</p> <p>Plot 87</p> <p>Plot 88</p> <p>Plot 89</p> <p>Plot 90</p> <p>Plot 91</p> <p>Main Road Chalok Lam - Haad Khom</p> <p>Plot 84 = 241 Wah (0.6025 Rai) = 1.91 Million Baht Plot 85 = 427 Wah (1.06 Rai) = 3.34 Million Baht Plot 86 = 422 Wah (1.055 Rai) = 3.51 Million Baht Plot 87 = 400 Wah (1 Rai) = 3.15 Million Baht Plot 88 = 393 Wah (0.9825 Rai) = 3.1 Million Baht Plot 89 = 397 Wah (0.99 Rai) = 3.19 Million Baht Plot 90 = 400 Wah (1 Rai) = 3.15 Million Baht Plot 91 = 396 Wah (0.99 Rai) = 3.19 Million Baht</p>				

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