



## 17.52 ACRES OF RESIDENTIAL DEVELOPMENT READY LAND FOR SALE IN NORTHAMPTON COUNTY VA!

### WITHDRAWN

**A total of 13 lots, pond, and high-speed Internet access just minutes from downtown Cape Charles, Virginia!**

Mossy Oak Properties is pleased to present to you this amazing opportunity to own 17.52 acres of prime development property located just minutes away from downtown Cape Charles, Virginia. This property located just 6/10ths of a mile down Townfield Drive off Route 13 in Cheriton offers an amazing investment for developers or a future owner looking for a prime building location and plenty of elbow room for that future vacation home or weekend getaway.-

This property features a total of 13 parcels consisting of 11 building lots, 1 pond lot, and 1 Right-of-Way parcel. All lots are over 1 acre in size, while the largest lot at 1.8 acres offers a great secluded feel with plenty of trees and pond frontage.- All lots have AOSE/PE Sewage System Certification Letter on file with the county and are ready for building. If you are looking for that country retreat atmosphere but need the convenience of connectivity for work and all your home smart devices, broadband high-speed Internet is available through the Eastern Shore of Virginia Broadband Authority (ESVBA) Fiber to the Home service running down Townfield Drive.-

This property is all about location which is located just 4 miles from downtown Cape Charles, Virginia. This property offers great boating access to both the Chesapeake Bay from the Cape Charles Boat Ramp and to the Atlantic Ocean from the Oyster Boat Ramp, both located just 4 miles away!- Need that fresh seafood for your cookout, Cherrystone Aqua-Farms is just a mile down at the end of Townfield Drive offering boat to doorstep fresh clams and oysters! And if you need more room for family and friends, Sun Outdoors Cape Charles Campground (Formally Cherrystone) is also located at the end of Townfield Drive offering Lodging, RV and Tent sites plus activities for the whole family!

In addition to the easy access to Cape Charles with a world class golf course, marinas, shopping and fine dining, this property provides easy access to all of the Eastern Shore and the greater southeast of Virginia. Travel north along scenic Route 13 to see the wild horses of the barrier islands in Chincoteague and Assateague.- The greater Norfolk and Virginia Beach areas are located just 40 minutes to the south across the Chesapeake Bay Bridge Tunnel. If you are looking for a great vacation, weekend getaway, or maybe your retirement property, come see this amazing property and enjoy all that the Eastern Shore of Virginia has to offer!

### -OWNER FINANCING IS AVAILABLE-

Links of Interest:

Oyster Boat Ramp: <https://mrc.virginia.gov/vsrfdf/oyster.shtm>

Town of Cape Charles: <https://www.capecharles.org/>

Eastern Shore of Virginia Broadband Authority (ESVBA): <https://esvba.com/>

Cherrystone Aqua-Farms: <https://clamandoyster.com/>

Sun Outdoors Cape Charles Campground: <https://www.sunoutdoors.com/virginia/sun-outdoors-cape-charles->

### MORE DETAILS

#### Address:

Off Townfield Drive  
Cape Charles, VA 23310

**Acreage:** 17.5 acres

**County:** Northampton

**MOPLS ID:** 29433

#### GPS Location:

37.289700 x -75.990100

**PRICE: \$250,000**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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