



14.98 Acres Blueberry Farm in Southeast Langley For Sale

2508 232 St, Langley



Must See! Approx. 14.98 acres (1316.03 ft x 494.8 ft) beautiful farm land in Southeast Langley area. Located on the 232 St, main of agriculture land area. Separate entrance to Approx. 7,490 sf 4 yrs new house with 5 walk in closets en suite. Another drive way access to Approx. 2,000 sf 3 bdrs + 2 bath original house, 2 bdrs mobile home, 3 bdrs middle house, water pump station and a 3,250 sf barn with 2 bdrs. Vast areas of blueberries on the rare of house. Under RU-3 Rural zoning, good soil, flexible for agricultural growing. Current with multi tenants, provide Approx. \$187,600/annual gross rent. A rare opportunity for people who are looking for cash flow farm land business or long term investment property. **Call now for more information!**

Property Information

Address: 2508 232 St, Langley
Legal: LOT 37, PLAN NWP50036, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 13693
P.I.D.: 003-956-296
Zoning: RU-3 MIN 8.0HA - RURAL
Lot Size: 14.98 ACRES

Government Assessment

Land: \$58,831
Improvement: \$1,559,000
Actual Total: \$1,617,831
Tax: \$6,695.88

New House Information

Built year: 2017
1st floor area: 3,665 sf
2nd floor area: 3,825 sf



Award Winning Services!



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

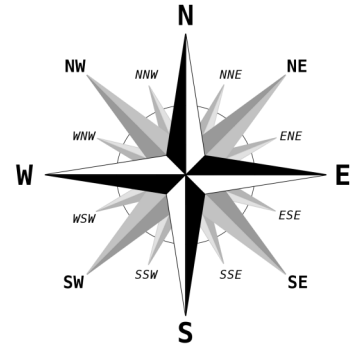
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



1316.03 ft



494.8 ft

House #1
5 bedrooms + 6 bathrooms



Half Barn
Half for 2 bedrooms



House #2
3 bedrooms + 2 bathrooms



Mobile Home
Included 2 bedrooms



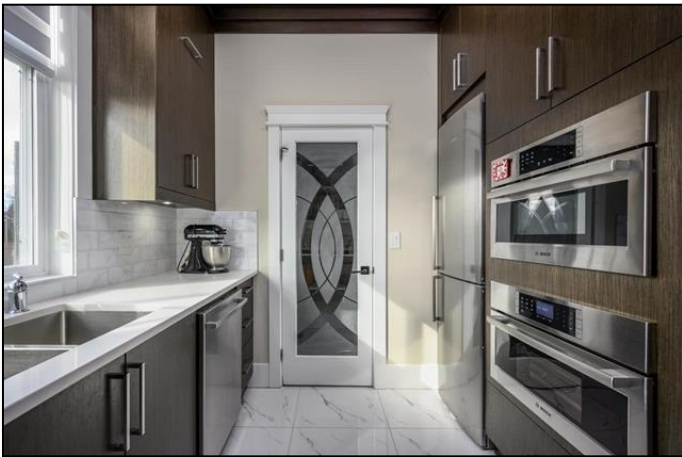
Pump Station

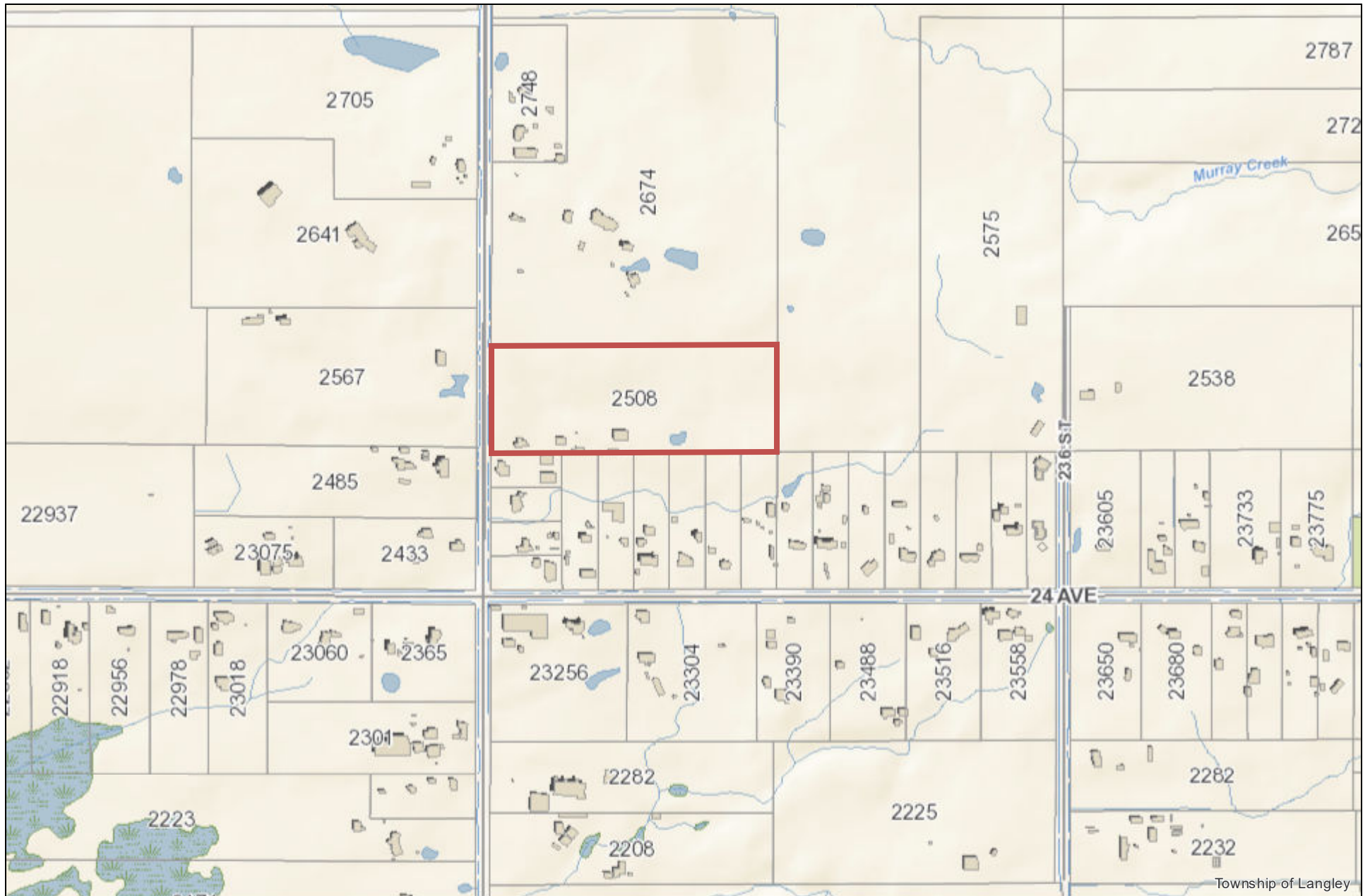


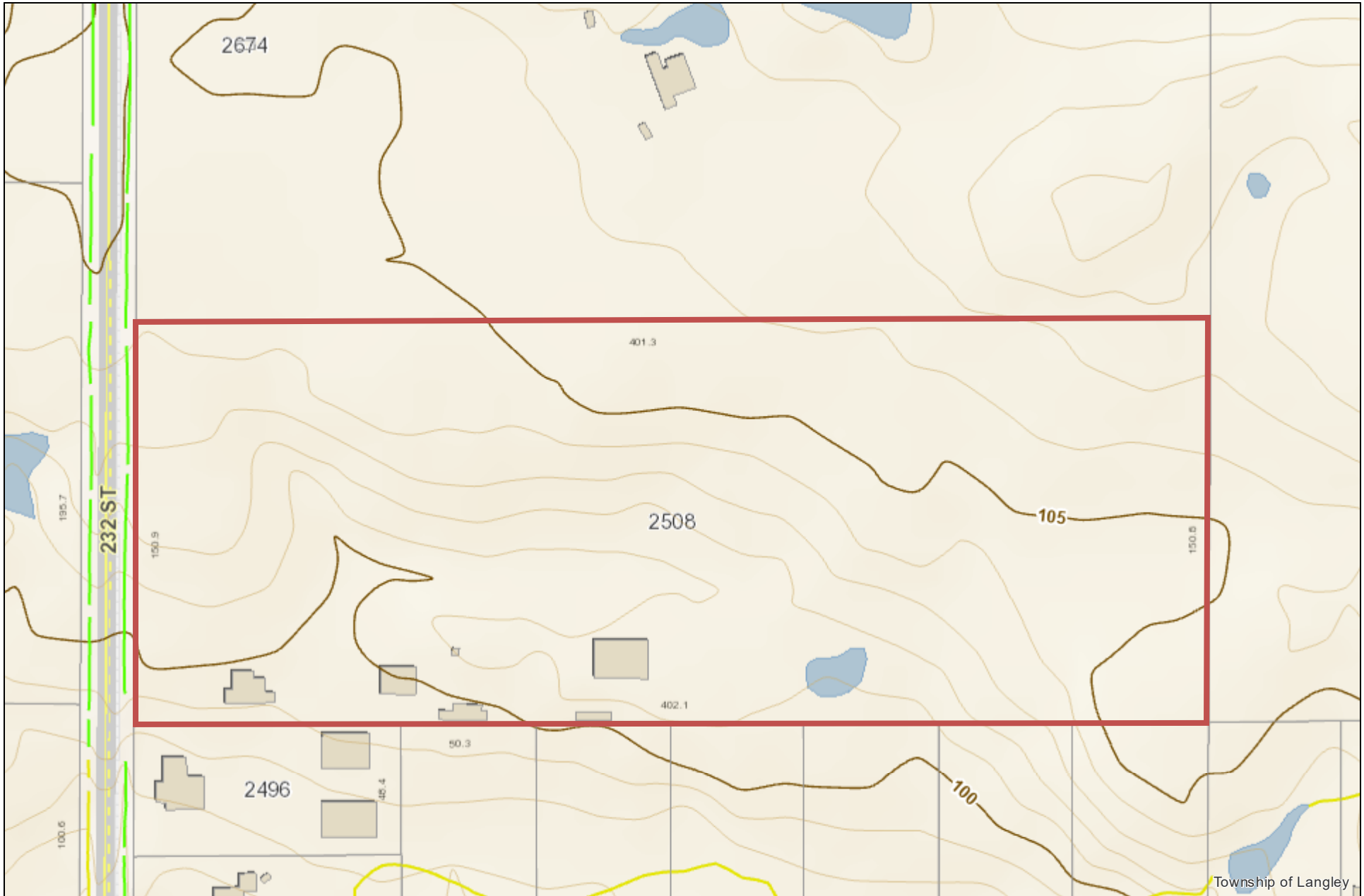
Middle House
3 bedrooms



House #1 Pics







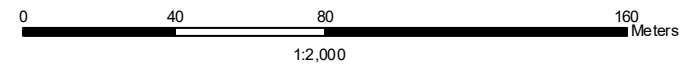
Township of
Langley
BC

Est. 1873

Contour

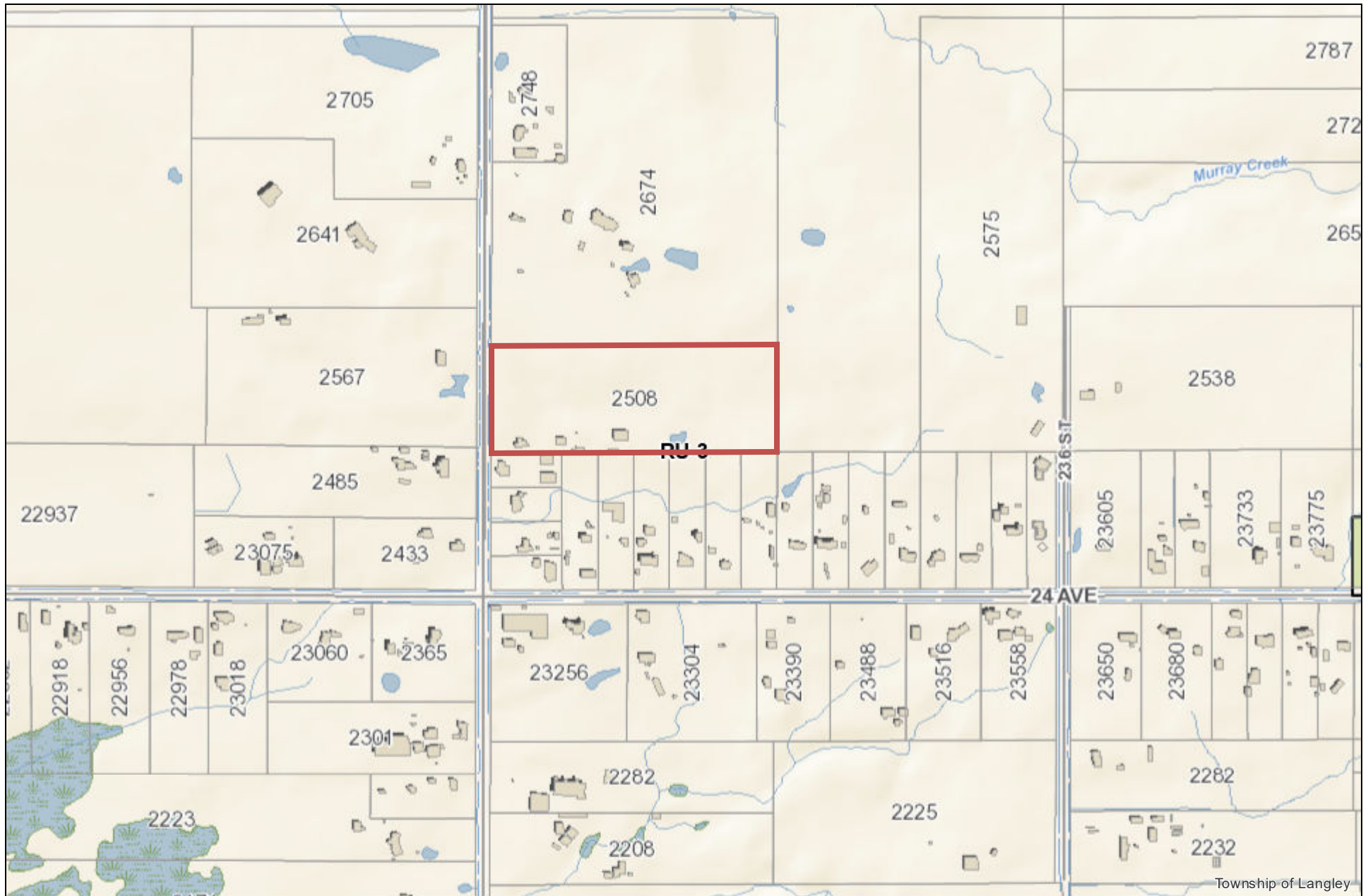
Map printed on: Monday, November 8, 2021

Township of Langley



The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.





Zoning Map

Map printed on: Monday, November 8, 2021

Township of Langley

0 150 300 600 Meters
 1:7,500

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SECTION 200 - RURAL ZONES

201 RURAL ZONE RU-1

Uses Permitted

- #2845 201.1 In the RU-1 Zone only the following *uses* are permitted and all other *uses* are
25/06/90 prohibited:
#3088
06/01/92 1) *accessory buildings and uses*
#3782 2) *accessory home occupations* subject to Section 104.3
27/07/98 3) *accessory parking of commercial vehicles* subject to Section 108
#4906 4) *agricultural uses*
04/03/13 5) *commercial greenhouses* subject to Section 201.11
#5109 6) *equestrian centres and riding stables*
14/09/15 7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended
8) *intensive swine operation* subject to Section 109
9) *mushroom farms*
10) *residential uses* subject to Section 201.2, 201.3, 201.4 and 201.5
11) *veterinary clinics*

Residential Uses

- #4906 201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than
04/03/13 two *single family dwellings* or *mobile homes* are permitted on any one *lot* except
for:
a) one additional *mobile home as a temporary accessory dwelling* in compliance
with Section 201.4;
b) temporary *farm* labourer accommodation in compliance with Section 201.3;
c) *accessory residential use* for full time *farm* help on a bona fide *farm*; and
d) *migrant agricultural worker accommodation* in compliance with Section 201.5.

Temporary Farm Accommodation

- 201.3 The provision of temporary *farm* labourer accommodation is subject to the following:
- Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a bona fide *farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;
 - The minimum *lot* size shall be 4.0 hectares.
 - Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per bona fide *farm*; and
 - The maximum allowable floor area per occupant shall be 10 m² of which the required floor area for sleeping accommodations shall be not less than 4.6 m² and not more than 5 m² per occupant.

Uses Permitted

In the RU-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Rural Zone RU-1

Lot Coverage

- #2845 203.1 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.
25/06/90
#4567
07/05/07 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings and structures* on the *lot*, provided the *buildings and structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
#4859
30/05/11 3) *Accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 200 m² of ground floor *building area*.

Siting of Buildings and Structures

- #2539 203.2 1) Except as provided for in Section 203.3 2), 3), 4) and 6), and Sections 104.4 and 105.1 2), no principal *building or structure* shall be sited less than:
11/04/88
2845
25/06/90 a) 9.75 metres from a *front lot line*;
b) 7.5 metres from a *rear lot line*;
c) 3.0 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) No *building or structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
3) All *buildings and structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
5) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building or structure* shall be sited less than:
a) 9.75 metres from a *front lot line*;
b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
c) 1.5 metres from a *side lot line*; and
d) 4.5 metres where the *side lot line* abuts a *flanking street*.
6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear or side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

- #4859 203.3 Except as provided for in Section 104.5
30/05/11 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
2) The *height* of all other *buildings and structures* not used for *agricultural or farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

- 203.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 203.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- #2845
25/06/90 203.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.