



CHARLESTON • SOUTH CAROLINA

# Allocation of Easement Rights

*Portion of Carraway Landing*

*4 Rose Hill Road, Georgetown, SC 29440*

Carraway Landing was protected with a conservation easement in December 2018. The Lord Berkeley Land Trust holds said easement and helps to ensure that the conservation values are protected in perpetuity. Holcombe, Fair & Lane is pleased to offer for sale approximately 129 acres of the eastern portion of Carraway Landing. The property will convey with reserved development rights which will be allocated at the time of subdivision. The allocations are as follows:

1. A building envelope of no more than fifteen (15) acres which allows one (1) main residential dwelling, one (1) secondary residential dwelling and related outbuildings. Maximum size limitation for main house is 4,000 sq ft of heated floor space if three stories or can be up to 8,000 sq ft if less than three stories. The secondary residential dwelling may have up to 3,000 sq ft of heated floor space, maximum two stories.
2. All structures shall be set back a minimum of one hundred (150) feet from the mean high-water mark of Black Mingo Creek.
3. All structures shall be set back a minimum of one hundred (150) feet from Rose Hill Road.

COMMERCIAL, LAND & INVESTMENT REAL ESTATE

PO BOX 668 • 1071 MORRISON DRIVE • CHARLESTON, SOUTH CAROLINA 29402 • (843) 722-2642 • (843) 720-5939 FAX • HFLCHARLESTON.COM