



Hillside Farm, Slieau Whallian Road, St Johns, IM4 3BJ
Asking Price £695,000

- **Impressive rural building plot**
- **Planning for replacement dwelling of 3,965.5 sq ft**
- **4 reception rooms, 5 double beds**
- **Approximately 21.5 acres**
- **Proposed design for traditional handsome house**
- **Far reaching expansive country views**

A rare chance to acquire an individual country building plot with acreage affording far reaching panoramic rural views above St Johns. The curtilage extends to approximately 21.5 acres (8.7 hectares). The planning permission for the replacement dwelling provides for a new house of 3965.5 sq ft gross external plus double detached garage with in and out driveway. Planning Application Number: 11/01499/B. The plans provided show a proposed design for a handsome, traditional house with 4 reception rooms and 5 double bedrooms (all ensuite). The external elevations to be smooth render finish, relieved by Manx stone work under a pitched slate roof. The attached CGI images shows the placement of the new house but is not indicative of the approved design. Please see detailed plans by Cornerstone Architects showing approved design (available from Chrystals Douglas Office).

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LOCATION

Travelling South along the A4 from Ballacraine, proceed to Lower Foxdale and turn right onto the Ballanass Road. Continue to the top and bear right onto the Slieau Whallian Road. Follow along for approximately 100 metres to where the site can be found on the left hand side.

SERVICES

Mains water and electricity (on site). A new private drainage system will be required.

RATES

TBC.

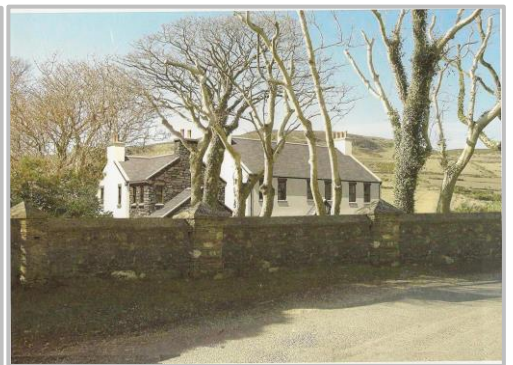
VIEWING

On site.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



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