

Retail  
Development  
Industrial  
Investment  
Office



31 Victoria Street, Douglas  
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: [commercial@chrystals.co.im](mailto:commercial@chrystals.co.im)

## FOR SALE THREE BUILDING PLOTS

Plots 1-3, Tickle Close, Main Road,  
Ballabeg, Isle of Man, IM9 4EE  
Asking price: £390,000



- Permitted planning permission for the erection of 3 four bedroom homes
- Planning application reference number: 20/01390/B
- Situated in the heart of Ballabeg village
- Designed by Douglas architects Ellis Brown

### Description

Presenting a remarkable opportunity to acquire three building plots, each boasting full planning consent for distinctive contemporary homes. Nestled in the heart of Ballabeg, these plots offer seamless access to all Southern villages, including close proximity to Arbory School and the local pub, and convenience store in Colby. Moreover, the airport is just a short 10-minute drive away for added convenience.

Crafted by esteemed Douglas architects, Ellis Brown, these four-bedroom homes are designed with a modern, open-plan layout on the ground floor, seamlessly integrated with an attached garage. The upper floor features four bedrooms, along with a family bathroom, while the master bedroom enjoys the luxury of an ensuite shower room. Furthermore, drainage hookup into the main road and pre-installed water pipes add to the convenience of these plots.

Planning application reference number: 20/01390/B. Permission is valid until June 2027, presenting a valuable opportunity for prospective buyers.

## Location

As you journey through Colby on the A7 heading towards Castletown, proceed until you reach Ballabeg. Upon passing Arbory Church, take a right turn into Tickle Close, where you'll find the plots located at the top of the driveway.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

## Viewing

Viewing by appointment through the agents, **Chrystals Commercial**.



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. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.