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The Quadrant, Phildraw Road, Ballasalla, IM9 3EG
Asking price: £685,000

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Superb and rare opportunity to purchase a very unique 1.6 acre plot with planning permission and building regulation approval for a magnificent executive detached mansion with a total square floor area of approximately 9,500 sq. ft. set over 2 floors. Incorporating the very latest energy saving solutions throughout, this unparalleled and exciting property portrays itself as a truly sophisticated 'smart home' for the future in a highly sought after location, provides easy access to all southern villages, the Island's airport, and equidistant journeys to the sunset city of Peel and the Island's capital, Douglas. The proposed, extensive ground floor accommodation will include a superb double height glazed entrance hall, 5 excellent reception rooms, cloakroom, wine store, plant room, boot room, utility room, shower room, gym, double garage and garden store. To the first floor there will be the luxurious master bedroom with balcony, en-suite bathroom and dressing room, separate guest bedroom with en-suite facilities and balcony, 2 further bedrooms, both en-suite and one with balcony. For those welcome visitors, there will be a superb self-contained guest suite including sitting area, bathroom, kitchen, store room and bedroom with balcony. The grounds of the proposed dwelling will include wonderful landscaped gardens, sweeping driveway leading to the property and superb views to the surrounding countryside. Planning application number 17/00960/B.

For more information, or to arrange a viewing of the development site, please contact our Commercial Property Manager Darrel Tinnion on 01624 625100.





LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown, passing the entrance to King Williams College, and proceed to the Whitestone roundabout in Ballasalla. At the next roundabout go straight ahead into Crossag Road, proceed ahead and take the first left into Phildraw Road. Continue on for approx. half a mile where the development site can be located on the left hand side.

POSSESSION

Vacant possession on completion.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

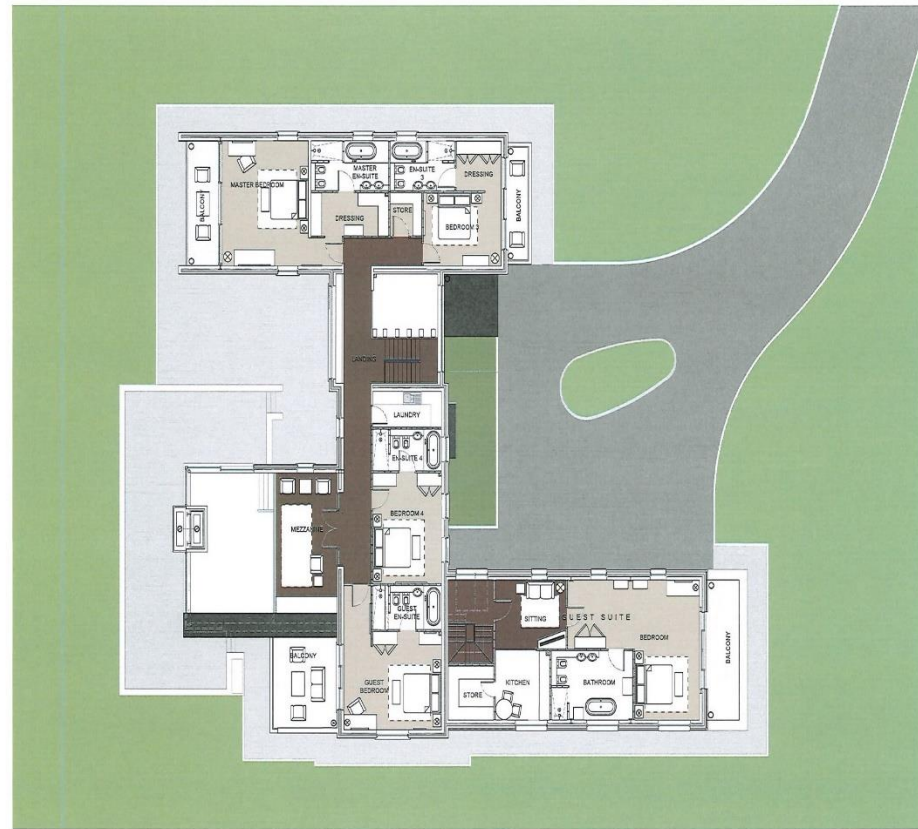
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○ GROUND FLOOR PLAN



⊕ FIRST FLOOR PLAN

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Since 1854



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