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Barns & 6.5 acres Land at Ballavarkish, Ballabeg, IM9 4HD
Offers in Excess of £250,000

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Lower Ballavarkish is a substantial range of traditional Manx barns together with 6.5 acres of pasture to the rear. Potential for residential conversion subject to necessary consents*. Situated in a small hamlet between 2 other neighbouring dwellings and having beautiful rural views in all directions. Ballabeg Village is a short drive away.

*Prospective purchasers must make their own enquiries via their architect or DEFA regarding the suitability of the barns for conversion.
For sale by informal tender. Tenders/offers to be made via post or email (neil.taggart@chrystals.co.im) by 12 noon, Thursday 6th April 2023.





LOCATION

Travelling from Port Erin through Colby and Ballabeg on the A7, turn left at the sharp bend in Ballabeg Village and then 2nd right onto Grenaby Road. Proceed for approximately half a mile. Turn right into the farm lane just before the cottage and continue along where the barn is located as the 2nd property on your left.

ACCESS

Beyond the main road, the property is accessed via a full right of way over a shared lane (owned by a neighbouring property).

SERVICES

Mains water and electricity and telephone are available nearby. Private drainage will need to be installed.

N.B.

Our vendor wishes the barn to be developed as a family home. On that basis their advocate will apply a covenant to the contract/title to limit any conversion/renovation to a single dwellinghouse. Holiday use or letting of whole or part will be prohibited.

There is no right of way to the neighbouring property via the wooden gates and this can be shut permanently if required.

TENDER

For sale via Informal Tender. Closes Thursday 6th April at 12 noon to neil.taggart@chrystals.co.im
Unconditional offers will be favoured but conditional offers will be considered. THE VENDOR IS NOT OBLIGED TO ACCEPT THE HIGHEST OR ANY TENDER

VIEWING

On site – unaccompanied. Please do not access the buildings internally. All viewings are at own risk.



POSSESSION

Vacant possession of barns and land 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - 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.



Since 1854



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