



## BUCKS HOUSE, BUCKS ROAD

DOUGLAS, IM2 3AG

**£995,000**  
**FREEHOLD**

Truly unique development opportunity to complete the conversion of landmark Central Douglas church to 10 Luxury Apartments with a GDV in excess of £3m.

Bucks House has undergone an extensive conversion program to date, that includes a new and insulated roof complete with Welsh Blue Slates, custom made aluminium guttering, hand crafted internal stair cases, new window lintels, insulated noise cancelling flooring, extensive improvements to external stone work as well as many other improvements.





# BUCKS HOUSE, BUCKS ROAD

- Unique Development Opportunity
- Partially Completed Church Redevelopment
- Full Planning Permission for the Creation of 10 Luxury Apartments
- Full New Roof with Welsh Blue Slates
- Custom Made Aluminium Guttering & Soffits
- New Concrete Window Lintels Throughout
- Magnificent Stain Glass Feature Window
- Insulated and Noise Reducing Flooring
- Significant Improvements to External Stonework
- Lower Ground Off Road Parking & Lift Shaft



## Summary

Bucks House is a truly unique opportunity to acquire a partially converted church with full planning consent into ten luxury Central Douglas apartments over four floors with a gross development value in excess of £3m.

Offered for sale at a firm £1m, plus the retention of one completed apartment, this would suit a developer seeking to continue the extensive high specification works carried out to date to create a landmark and 'one of a kind' building situated close to the Douglas business district, town centre and all of its amenities.

Building features include stunning internal architectural archways, striking stain glassed windows including a unique feature window, bell tower, lift shaft and many others. The current owner has commenced a redevelopment program committing significant spend to high quality materials and craftsmanship.

Development work to date includes a newly insulated roof, external stonework, joists, window lintels ensuring the building is both secure and fully water tight.

Building materials already acquired will be included in the sale, and there is the option to hire the current owners equipment as required.

The garaging on the lower ground floor houses nine covered parking spaces with the option to create additional external spaces within the property boundary.

Bucks House is a conservation property. Architects drawings, costings to date and additional information about the property are available to interested parties by contacting Plum Properties.

## Additional Information

- New Insulated Roof using Welsh Blue Slates and 150mm of Kingspan
- Double Powder Coated Aluminium Custom Made Guttering and Soffits
- Reinstated Stain Glass Windows
- New Concrete Window Lintels Throughout
- Significant Improvement Program for External Stonework
- Hush Noise Reducing Flooring System with 15mm OSB Boards and 100mm of Rockwool Insulation
- Three Service Chutes
- Suitable for Electric Heating System and Pressurised Hot Water Cylinders
- All Services Nearby, with Fibre Broadband Available
- Option to Include Lift with Feature Glass Wall

## Directions

Travelling out of Douglas up Prospect Hill, proceed through the traffic lights that intersect with Circular Road, continuing onto Bucks Road. After travelling a short Distance, Bucks House can be found on the left hand on the corner of Merton Bank, the third left turning after Circular Road.

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