



GLOCCOR MORRA, DOUGLAS HEAD

DOUGLAS, IM1 5BW

£995,000
FREEHOLD

A rare and exciting opportunity to construct a contemporary apartment block comprising of seven luxurious apartments over four storeys of accommodation, each of which benefit from unrivaled views across Douglas Bay, the surrounding headland and town centre below.

Nestled in the highly desirable area of Douglas Head, full planning approval has been granted under reference 22/01113/B to also provide 14 basement car parking spaces and a provision for 59 solar panels.

In addition to a three bedroom penthouse, the remaining six apartments are carefully designed to each consist of two bedrooms, with internal floor area reaching 12,845 square feet.



- Exciting Development Opportunity • Four Storey Apartment Block Comprising Seven Luxury Apartments • Sea Views from each Apartment • 6 x 2 Bed and 1 x 3 Bed Penthouse • Gross Internal Floor Area 12,845 Square Feet • 14 Basement Car Parking Spaces • Additional Adjacent Two Acres of Land Available Subject to Separate Negotiation • Planning Reference 22/01113/B • Plans for 59 Roof Mounted Solar Panels • Walking Distance to Town Centre



Overview

A stunning development opportunity with full planning permission to demolish an existing dwelling and replace it with a luxurious apartment block comprising seven prestigious and contemporary apartments over four floors, each of which benefits from stunning coastal views across Douglas Bay.

Located in an elevated position on Douglas Head overlooking the town centre, this architecturally designed building sits in a generous plot of 0.37 acres, with adjacent land of approximately two acres also available for purchase subject to separate negotiations.

The gross internal floor area of the building totals 12,845 square feet, and is made up of the following apartments;;

- Apt 1 - Ground Floor - 2 beds - 1,468 square feet
- Apt 2 - Ground Floor - 2 beds - 899 square feet
- Apt 3 - First Floor - 2 beds - 1,700 square feet
- Apt 4 - First Floor - 2 beds - 1,010 square feet
- Apt 5 - Second Floor - 2 beds - 1,700 square feet
- Apt 6 - Second Floor - 2 beds - 1,010 square feet
- Penthouse - Top Floor - 3 beds - 2,191 square feet plus Terrace

A basement consists has been designed to

provide 14 parking spaces with planning for seven electric car charging points, as well as a storage facility for 14 bicycles. A sedum 'green' roof will blend into the natural surrounding habitat and the planning permission extends to house 59 roof mounted solar panels capable of generating sustainable energy for the apartments.

The apartments are within easy reach of Douglas town centre, business district and amenities on foot, whilst coastal and headland walks are located on its doorstep.

Additional Information

- Full Planning Permission Granted Under Reference 22/01113/B
- Four Storeys of Accommodation
- Basement Parking for 14 Vehicles
- Additional Adjacent Land Available by Separate Negotiation
- White & Grey Render Finish Enhanced by Cedar & Aluminium Cladding

Directions

From Athol Street continue through the lights and down Bank Hill. Continue across Bridge Road taking the left exit at the roundabout onto South Key. At the next roundabout take the second exit onto Fort Anne Road and continue up the hill until reaching the summit, where Gloccor Morra

can be found on the right hand side identifiable
by our for sale board.





Head Office Sales
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements