



THE BARN, BALLIG FARM

WEST BALDWIN, IM4 5EU

£825,000
FREEHOLD

A rare opportunity to acquire a partially constructed barn conversion with planning permission to create a 5,500 square foot 5 bed 5 bath dwelling in a rural setting sat in a 2 acre plot.

Situated in West Baldwin, providing the benefit of country living, yet only a ten minute drive from Douglas,, the property is sold with full planning permission in place to complete this development and create a truly stunning home.



PARTNERS
REAL ESTATE

The Opportunity

A rare opportunity to acquire a part developed barn conversion located centrally on the Island in the sought after rural setting of West Baldwin.

With country walks in abundance, and Injebreck reservoir a stones throw away, yet within easy reach of Douglas town centre, properties in West Baldwin rarely come to market. We are therefore delighted to offer this development opportunity to discerning buyers seeking that tranquil lifestyle property coupled with the opportunity to create and style their own home.

Ballig Barn has full planning permission in place to create 5,500 square feet of accommodation set over two floors to include 5 En Suite Bedrooms, each with Walk-In wardrobes, large open plan Family Kitchen with additional reception rooms including Lounge and a sunny conservatory. Externally, the plans incorporate a double Garage, outbuilding/Craft Room, ample off-road parking all of which is sat in approximately two acres of land.

Whilst there are various enhancements, planning application 05/00331/B provides an overview of details of the proposed dwelling, with later applications adding to the proposed development.

The vendor is open to providing assistance to finance the development of the project, or will consider joint venture arrangements with developers, subject to agreeing terms and conditions.

The vendor has other development opportunities located Island-wide. Therefore to discuss this particular project or development options in general please call Partners 01624 777044.

Directions

Travelling West from the Quarterbridge towards Peel turn right at Braddan Bridge onto Braddan Road and continue straight through the traffic lights before taking the first turning at the roundabout by Nobles hospital until reaching the Strang Roundabout. Go straight over the roundabout on to Mount Rule Road and continue along taking the next right on to West Baldwin Road, continue along the road for about two miles, and just before reaching Injebreck reservoir Ballig Barn can be found on the left hand side identifiable by our for sale board.





Head Office Sales
64 Duke Street
Douglas
Isle Of Man
IM1 2AR

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