



KAFUE COTTAGE, ST. JUDES ROAD SULBY, IM7 2ES

£725,000
FREEHOLD

An excellent opportunity for an enthusiast or developer to create an eco property sat in its own grounds stretching to 8 acres.

Already part developed, and with full planning for a 3,500 square foot 5 bed detached property with double garage and stunning rural aspects.

Other development sites available, with the option of the provision of finance subject to terms.



The Opportunity

An excellent opportunity to create a substantial eco property sat in 8 acres of flat land situated 4.5 miles from Ramsey town centre.

With full planning in place, and works well underway, Kafue Cottage stretches to 3,500 square feet of accommodation of open plan living to include five bedrooms over two floors, large detached garage and off-road parking. To the rear of the property is 8 acres of delightful open and flat rural space, ideal for those who require equestrian facilities on their property.

Included within the asking price are the materials such as roof trusses and slates to complete the roof structure.

More information can be found about the permission granted for Kafue Cottage on the Governments planning website under reference 12/00773/B.

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 01624 777044

Directions

Travelling along the TT course in the direction of the races, continue to the end of Subly Straight, and where the road turns sharply to the right, take a left hand turn onto St Judes Road. Continue for 0.8 miles whereby Kafue Cottage can be found on the left hand side opposite Magher Grianagh Farm Shop.





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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