



EAIREE VEG, BALLAMODHA STRAIGHT

BALLASALLA, IM9 3AZ

£799,000
FREEHOLD

Set in a stunning rural location, this development opportunity set in approximately 3 acres including a fenced one acre paddock, making it an ideal choice for those seeking a peaceful lifestyle while remaining within reach of local amenities. This property is not just a home; it is an opportunity to create your dream living space in a beautiful setting. Do not miss the chance to explore the potential this property has to offer.



- Fantastic Opportunity for Development in Rural Area, Country, Sea, Hill Views and Over St Marks Country Park
- Stunning Rural Setting in Approximately 3 Acres
- Planning Permission Approved, Application No 16/00176/B for a 5 Bedroom Dormer Bungalow which when complete Would Consist of Lounge, Open Plan Dining Room/Kitchen, Office, Master Bedroom, Bathroom, 4 Further Bedrooms, Family Bathroom
- Outside Having Ample Parking Areas, 2 Large Outbuildings- Barn/Workshop
- Fenced Paddock Approximately 1 Acre
- Separate Planning Application 17/00547/B for a Detached Bungalow Having Open Plan Lounge/Dining Room/Kitchen, Two Bedrooms Parking for Approximately 4 Cars, Fenced Paddock, and Includes Small Triangular Piece of Land to the Left of the Drive
- Additional Acreage For Sale by Separate Negotiation



Overview

Nestled in the picturesque setting of Ballamodha Straight, Ballasalla, in the South of the island.

This exceptional development spanning approximately 3 acres, the property boasts breathtaking views of the countryside, sea, and hills, making it a truly idyllic retreat.

When entering the site you have a delightful detached 2 bedroom stone bungalow completely refurbished and nearing completion, offering open plan lounge/dining room/kitchen and parking for approximately for four cars. Opposite the bungalow you have a parcel of land with access via the site and also separate access from the road side. Travelling down the drive you have what used to be the stables which has planning permission approved (application no 16/001761B for development for a detached dormer bungalow offering Lounge with double doors leading to open plan kitchen/dining room, office, master bedroom, Jack & Jill bathroom, 4 further bedrooms, family bathroom large linen cupboard, ample parking, 2 large outbuilding (Barn & workshop). There is also a fenced one acre paddock.

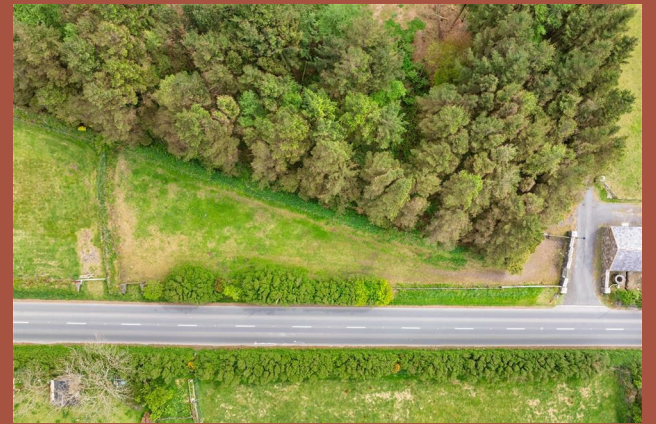
Whether you envision expanding the existing structure or creating something entirely new the possibilities are endless.

Additional Information

Unfinished Project, in rural setting of approx. 3 acres, Lovely views. Planning permission approved, Application No 16/00176/B Ample Outside parking areas, Large outbuildings Barn and workshop. One acre Fenced paddock. Additional acreage by separate negotiation. Ten minute drive to Ronaldsway Airport, King Williams College.

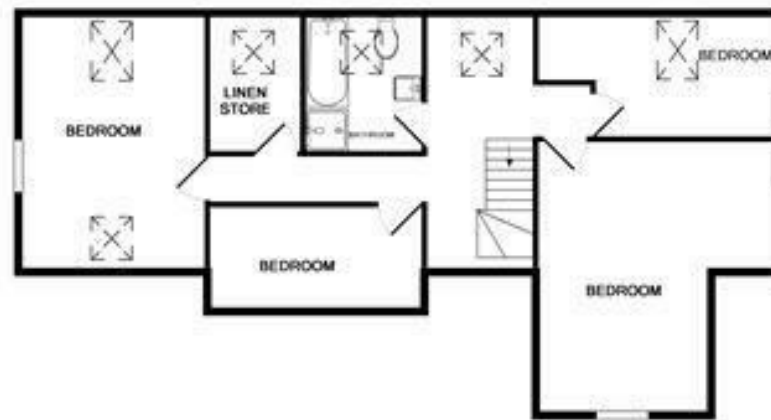
Directions

From Cross Fourways Ballasalla turn onto the Ballamodha Straight for approx. 3 miles, passing Silverdale Glen turn off and car park on the right. Shortly after passing a derelict cottage on the right, White Lodge will be found on the right and immediately after this the adjacent property Eairee Veg. At the top of the driveway are 2 black and yellow ploughs





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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