



## CLIFF VILLAS, OFF QUEENS PROMENADE

DOUGLAS, IM2 6AG

**£375,000**  
FREEHOLD

A great opportunity to develop three 4 x bedroom townhouses together with garaging, and inclusive of generous sized roof terraces. The townhouses consist of open plan kitchens, sitting room, two bathrooms, including an en-suite, utility room and cloakroom. The site is situated just yards off Douglas Promenade, and close to the Queens Pub, local shops and amenities. Investing in this site not only promises a rewarding project but also the chance to contribute to the vibrant community of Douglas. Whether you are a seasoned developer or looking to embark on your first project, this is an opportunity not to be missed.



- Site Available with Full Detailed Planning Consent • Erection of Three Townhouses with Off Street Parking • Planning Application 20/00869/B • Each with 4 Bedrooms, Dining Kitchen, Lounge, 2 Bathrooms & Cloakroom • Townhouse No.1 with Study • Generous Sized Rooftop Terraces



### Overview

Nestled off the picturesque Queens Promenade in Douglas, this prime site presents a unique opportunity for the development of three elegant townhouses. With its enviable location, residents will enjoy the stunning coastal views and the vibrant atmosphere that this area has to offer.

The site is perfectly positioned to take advantage of the local amenities, including shops, restaurants, and recreational facilities, making it an ideal choice for families and professionals alike. The proximity to the promenade ensures that leisurely strolls by the sea are just moments away, providing a serene escape from the hustle and bustle of daily life.

This development opportunity allows for the creation of modern, stylish homes that can cater to the needs of today's discerning buyers. With ample space for thoughtful design, the potential for these townhouses is limited only by your imagination.

### Additional Information

- Situated off Douglas Promenade

### Directions

Travelling northwards along Douglas Promenade passing the Hilton Hotel on the left, continue along until you reach the Hydro Hotel on the left

hand side, just before the terrace of shops. At the Hydro Hotel turn left into Switzerland Road where the site can be found on the left hand side.





Front Elevation - scale 1:100