



Plot 1 Shee Dy Vea, Ballanard Road, Douglas, IM2 5PT

Asking Price £1,449,950



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This new development of two plots is located on the outskirts of Douglas and is due for completion in early 2025. This stylish detached property offers deceptively spacious family accommodation in a sought after location. The property is built to a high specification throughout with quality fixtures and fittings along with high levels of thermal efficiency. The property benefits from a 10 year new home warranty for stress free living. The accommodation comprising 4 reception rooms, 5 ensuite bedrooms with a double garage. Viewing strongly recommended to fully appreciate this fine home.

LOCATION

From St Ninians traffic lights continue along Ballanard Road and head straight through the roundabout junction with Johnny Wattersons Lane. The new development is located a short distance along on the right hand side.

VIEWING

Strictly by appointment through CHRYSTALS, please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

Since 1854

DOUGLAS

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PORT ERIN

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COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im



Notes

FOOTED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALD DIMENSIONS.





WHERE APPLICABLE CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE.

THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND MUST BE RETURNED BY THE CONTRACTORS TO THE ARCHITECTS OFFICE ON COMPLETION OF THE WORK.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|---------------------------------|
| A | JAN 23 | AMENDED ELEVATIONS |
| B | FEB 23 | AMENDED PLANS AND ELEVATIONS |
| C | FEB 23 | AMENDED DRAINAGE AND ROOFLIGHTS |
| D | FEB 23 | TOP FLOOR ARRANGEMENT |

FIRE LEGEND

-  Half-hour fire resisting door, self-closing into 25mm rebates.
-  Area to be covered by domestic smoke detector and alarm to Grade 2 category L03 to BS 5839-6
-  Area to be covered by domestic heat detector.
-  Carbon Monoxide Detector to BS 7860.

The power supply for the smoke alarm system should be derived from the buildings main electrical supply. The mains supply to the smoke alarm(s) should comprise a single independent circuit at the dwellings main distribution board.



Ellis Brown
EXCELLENCE IN DESIGN

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Client

Forest Homes
Developments Ltd

Project

Ballanard Road
Douglas

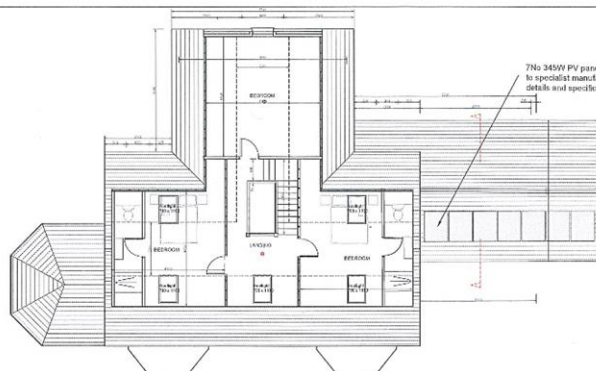
Drawing Title

Plans and Elevations
PLOT 1

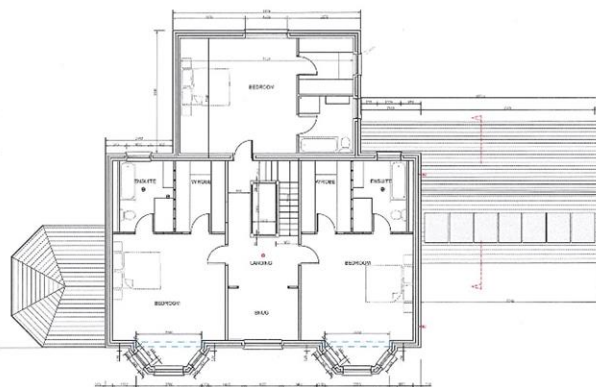
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Scale: Noted @A1 Date: Jan 2023

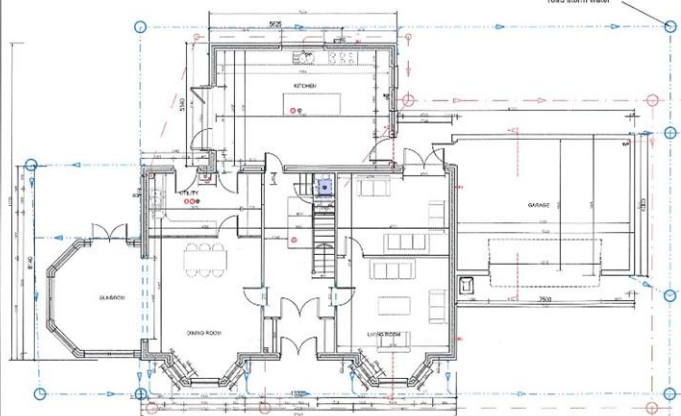
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SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



South West Elevation - 1:100



North East Elevation - 1:100



South East Elevation - 1:100



North West Elevation - 1:100



PROPOSED SITE PLAN - 1:250