

Retail
Development
Industrial
Investment
Office



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FOR SALE GARAGE, BUNGALOW AND PLOT

Vondy's Garage, Andreas Road, Regaby,
Isle of Man, IM7 4EH
Asking price: £899,000



- Prime rural location
- Substantial garage, showroom, bungalow and field
- Development potential, subject to planning consents
- Characterful residential property

Description

A rare opportunity to acquire a versatile site nestled in the heart of the Isle of Man countryside. This property combines residential accommodation, extensive commercial space, and additional land parcels, offering endless potential for redevelopment or investment.

Set within a tranquil rural location yet conveniently close to Ramsey and Andreas, the site is divided into four distinct areas: a residential property, a substantial garage and showroom, and two adjoining plots of land. The first plot, positioned to the left of the main property, spans 0.28 acres.

Historically part of a farm, it is likely still registered as agricultural land, but presents exciting potential for a change of use to residential, subject to the necessary consents.

The residential property itself is full of character and ready for transformation. Arranged over two floors, the ground level features two generously sized bedrooms, a lounge, kitchen, dining room, pantry, and shower room. Upstairs, the attic space is divided into three rooms with a central staircase, these rooms offer scope for creative conversion, though head height is restricted in places. The home requires modernisation throughout and will be sold with vacant possession. Outside, a good-sized front garden and an installed electric hook-up add to its appeal.

Adjacent to the house lies the garage and showroom, a substantial commercial building with a total ground floor area of 4,677 sq ft, complemented by a mezzanine level of 1,681 sq ft. The ground floor includes multiple offices, reception areas, workshops, storerooms, kitchen facilities, and WC amenities, while the mezzanine offers flexible space that could be opened up for a more expansive layout. With four sliding doors into the workshop areas, three phase electric, oil servicing, and ample parking to the front, this building is ideal for a range of business uses. While refurbishment is required, the sheer scale and adaptability of the space make it a standout feature of the site.

Finally, to the right hand side, a 0.09 acre plot currently used for parking adds further practicality and potential to this already impressive offering.

Location

From Ramsey travel north on the A9 towards Andreas, Vondy's Garage can be found on the left just before the junction for Regaby Road West.

Services

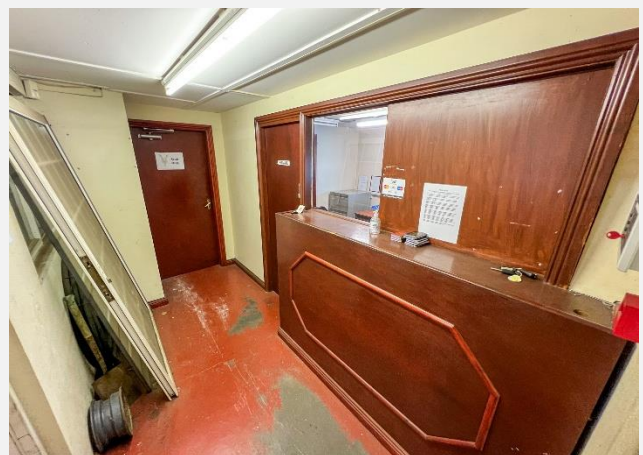
Mains water, oil, electricity, and drainage are connected.

Possession

Vacant on possession on completion of all legal formalities.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.





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