



Superb building plot located in an elevated position on a desirable development, enjoying fabulous rural and distant sea views over Port Erin and towards Port St Mary. Planning permission in place for a 1,582 sq ft modern detached property. Accommodation would comprise living room, open plan dining kitchen, cloakroom and 2 double bedrooms, both with en-suite bathrooms, on the ground floor. On the lower ground floor would be 2 further double bedrooms, both with en-suite facilities, and utility room. Planning Application 23/00539/B.



LOCATION

Travelling out of Port Erin along Station Road, turn right at the Chapel into Droghafayle Road, continue over the level crossing and turn left into Erin Way. Continue ahead up the hill and turn left into Erin Rise. The building plot is on the left hand side.

VIEWING

STRICTLY BY APPOINTMENT ONLY through the Agents, Chrystals, Port Erin.

SERVICES

No services on plot. Accessible from Erin Rise.

TENURE

Freehold.

POSSESSION

Freehold. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.



SOUTHWEST ELEVATION

1:100



SOUTHEAST ELEVATION

1:100



NORTHWEST ELEVATION

1:100



NORTHEAST ELEVATION

1:100

GROUND / FIRST FLOOR

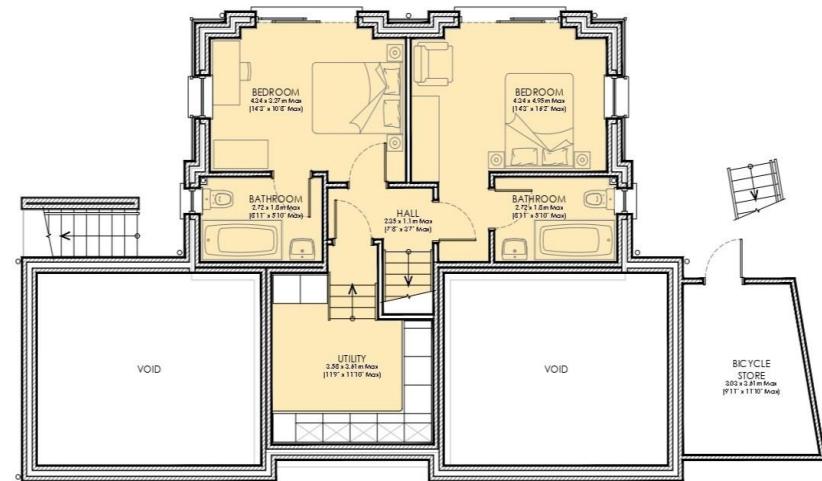


LOWER GROUND FLOOR / BASEMENT



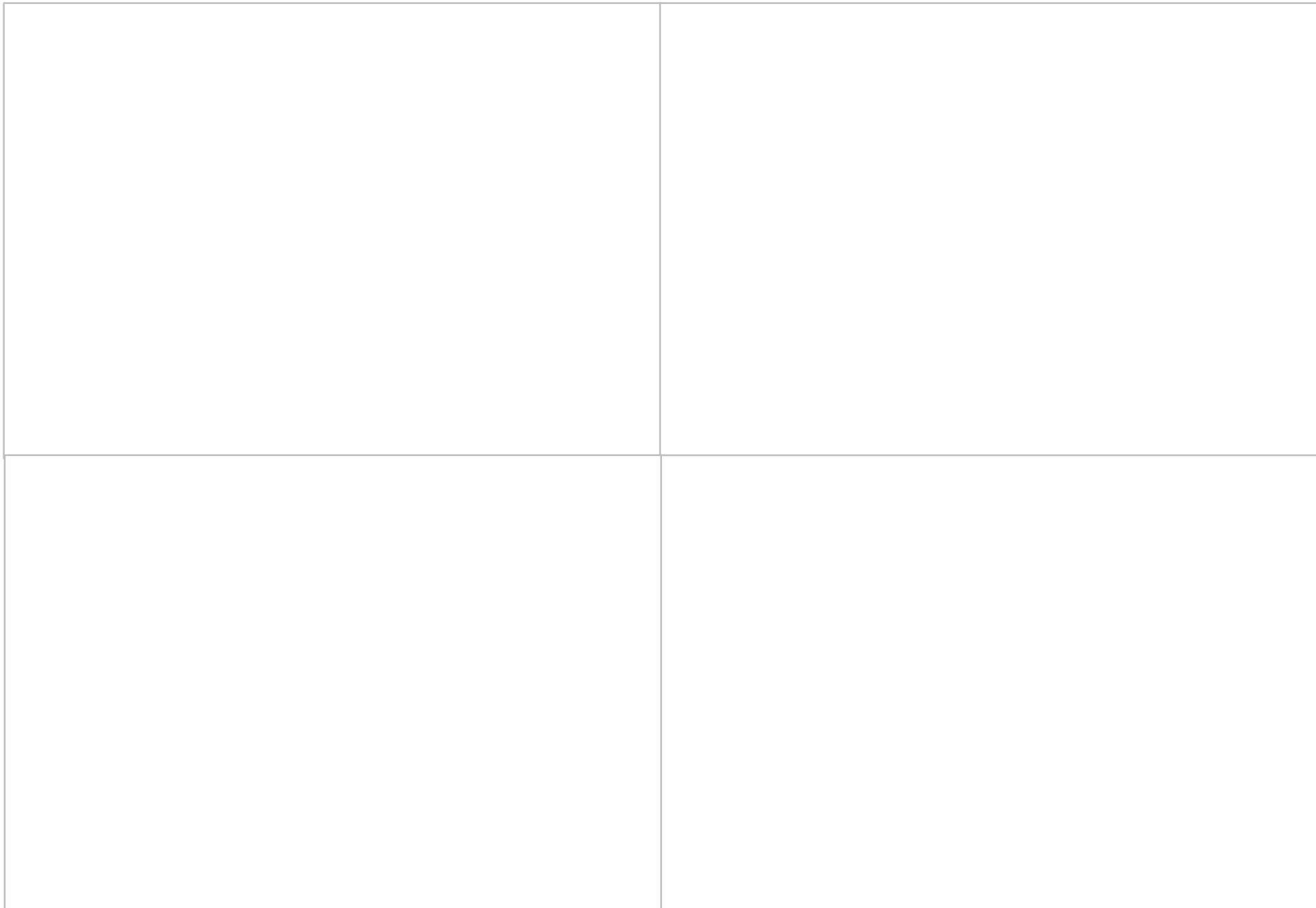


UPPER GROUND FLOOR
1:100 GIA: 92.73m²



LOWER GROUND FLOOR
1:100 GIA: 53.96m²





Since 1854

DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

