

— THE —  
BALLAMANAUGH  
— ESTATE —

ISLE OF MAN





THE  
BALLAMANAUGH  
ESTATE

SULBY | ISLE OF MAN

*Douglas – 14 miles | Ramsey – 3.5 miles | London Airports – 70 minutes  
(All distances and times are approximate)*

*‘One of the Finest Estates on the Isle of Man’*

**Lot 1** – Ballamanaugh, Formal Gardens, Cronk Sumark, Tramman Farmhouse, Home Farm with its Farmhouse, Yard and 3 houses - In all 490 acres

**Lot 2** – Staward Farm with Shepherds Bungalow - 186 acres

**Lot 3** – Staward Barn and 1 & 2 Staward Cottages - 2 acres

**Lot 4** – Parcel of Land at Gob-E-Volley - 70 acres

**Lot 5** – Parcel of Land at Ballaterson - 72 acres

**Lot 6** – Ballateare Farm - 112 acres

**In all about 932 acres**

**For sale as a whole or up to 6 lots**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

*The Ballamanaugh Estate, extending to 932 acres, is one of the finest Estates on the Isle of Man.*

The Estate is situated in an attractive and picturesque setting at the northern end of the Island. The nearby village of Sulby, less than half a mile away, benefits from a quaint local shop, school and church. Additionally, Ramsey, the areas prominent town is only 3.5 miles away. Ronaldsway Airport in Castletown is about 25 miles away, and benefits from flights to 10 UK airports, with London City 70 minutes away and Manchester taking only 50 minutes.

There are 8 golf courses on the Island, Ramsey being the nearest. Sailing clubs can be found in the nearby coastal towns. The Island is also famous for international and classic car rallies, hill climbs and TT motorcycle races.



## ISLE OF MAN

The Isle of Man is a self-governing British Crown dependency with its own Parliament (known as Tynwald), its own flag and its own laws. It is a low crime, almost zero unemployment, and low tax environment with no inheritance tax, a 20% top rate of income tax (income tax capped), relatively low Land Registry

charges compared with UK stamp duty, no capital gains tax and no wealth taxes. The island enjoys a temperate climate warmed by weather patterns fed by the Gulf Stream, and only about 3% of the island is populated which provided a unique environment for outdoor pursuits and sporting activities

of all kinds. The airport at Ronaldsway is friendly and efficient with domestic flights taking 30/40 minutes check-in and there is also a dedicated private jet facility accommodating private planes of most sizes. King Williams College has an enviable academic and sporting reputation. Douglas itself is a thriving

commercial centre, home to a host of internationally recognised companies, banks, lawyers and corporate service providers, as well as offering recreational activities and fine dining venues.



## HISTORY

Ballamanaugh ("Farm of the Monks" in Manx Gaelic) was formerly Abbey land controlled by Rushen Abbey at Ballasalla which in turn was part of the larger Abbey at Furness. The existing house was built by Sir Mark and Lady Collett in 1937, former Ambassador to Mysore, who also laid out the fine gardens. These gardens were further enhanced by the subsequent owner, Mr Alex Scott. The estate was bought in 1984 by Dr McDonald, who refurbished and remodelled the house and greatly improved the beautiful gardens. The original refurbishment included a new principal entrance hall and stairway, orangery and terraces, and partial refacing with elegant English and North Carolina brick. The current owners then undertook an extensive 3 year refurbishment in 1999 which added the indoor swimming pool, garages and guest wing.



# THE BALLAMANAUGH ESTATE

The Estate comprises a traditional principal residence, restored in the last 20 years, exquisite gardens described as amongst the finest in the British Isles, beautiful hill and valley scenery balanced with a well-equipped commercial farm.

The land at The Ballamanaugh Estate extends to 932 acres and is all let on FBT's. There is extensive sporting potential across the estate, with abundant woodland and

valleys suitable for a sizable shoot. There is potential for enjoyable salmon and trout fishing on the River Sulby.

There are 8 additional properties on the estate, 4 of which are let on Assured Shorthold Tenancies (AST). Gardeners Cottage is currently occupied by an employee and Tramman Farmhouse, Carrick Cottage and The Lodge are vacant.







## LOT 1

*Lot 1 comprises the principal 5 bedroom house with indoor swimming pool, gardens and grounds, Tramman farmhouse, Ballamanaugh farmhouse and a further three cottages, as well as the established farmyard.*

### BALLAMANAUGH

Nestled in a sheltered position at the foot of Cronk Sumark, the house overlooks its own glorious gardens with the hills and valley beyond. It is approached through a pillared entrance guarded by the Lodge House. The drive, flanked by a paddock and the walled garden, leads up to a courtyard with a central ornamental Cornucopia fountain and the substantial 4 bay garage.

The house is well laid out with 4 substantial well-proportioned principal reception rooms off the central entrance hall with its grand staircase and doors out to the wrap around terrace. To

the side of the house is the morning room with access to the terrace, a large kitchen with a pantry and dumbwaiter down to the cellar and up to the first floor. Leading off the kitchen is the orangery and indoor swimming pool with jacuzzi, his and hers changing rooms and a treatment room. The rear wing, which was added in 1999, boasts a large laundry room, boot room, store rooms and chauffeur's kitchen. A plant room can be accessed from the rear of the house and there is a large basement cellar which serves as a store room.

On the first floor are 5 main bedroom-suites and a further two first floor offices which could be converted to bedrooms. The principal bedroom benefits from his and hers dressing rooms and bathrooms with views over the garden and valley. 2 of the bedrooms at the end of the corridor benefit from a sitting room and kitchen with access to the roof terrace.

The gardens and grounds at Ballamanaugh are breathtakingly beautiful and have evolved over many years and boast an array of colour and species. They are arranged in a series

of individual secret gardens, all with different borders, shrubs and trees for the various seasons. There are hundreds of different species, many rare and exotic, within the grounds. At one end of the garden sits the beautiful, original 'Pollys Cottage'. The former dwelling ("Tholtan" in Manx) with 2 bedrooms offers a fantastic opportunity for restoration, subject to the necessary consents. Supporting the garden are an extensive range of potting sheds, machinery sheds and greenhouses.



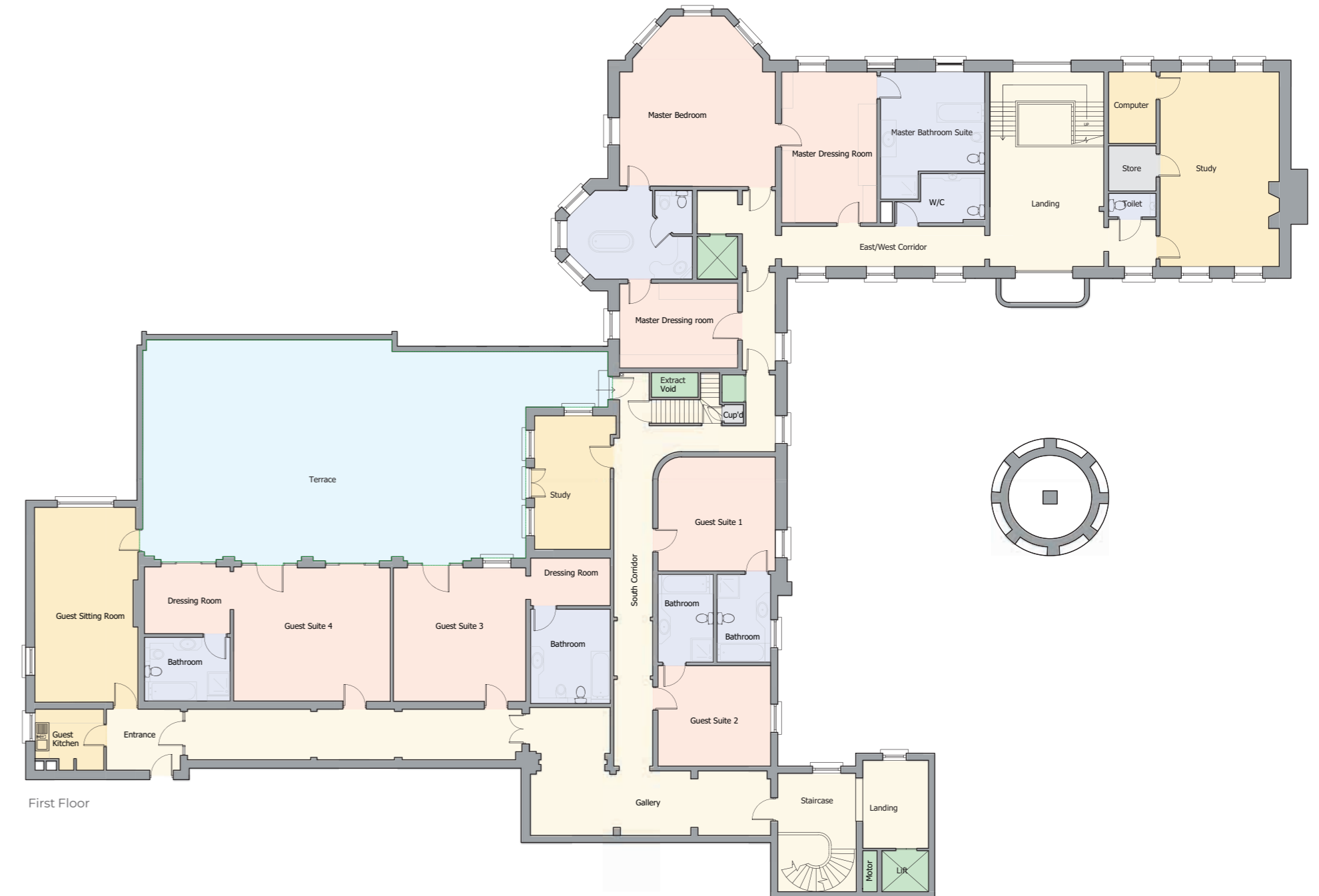
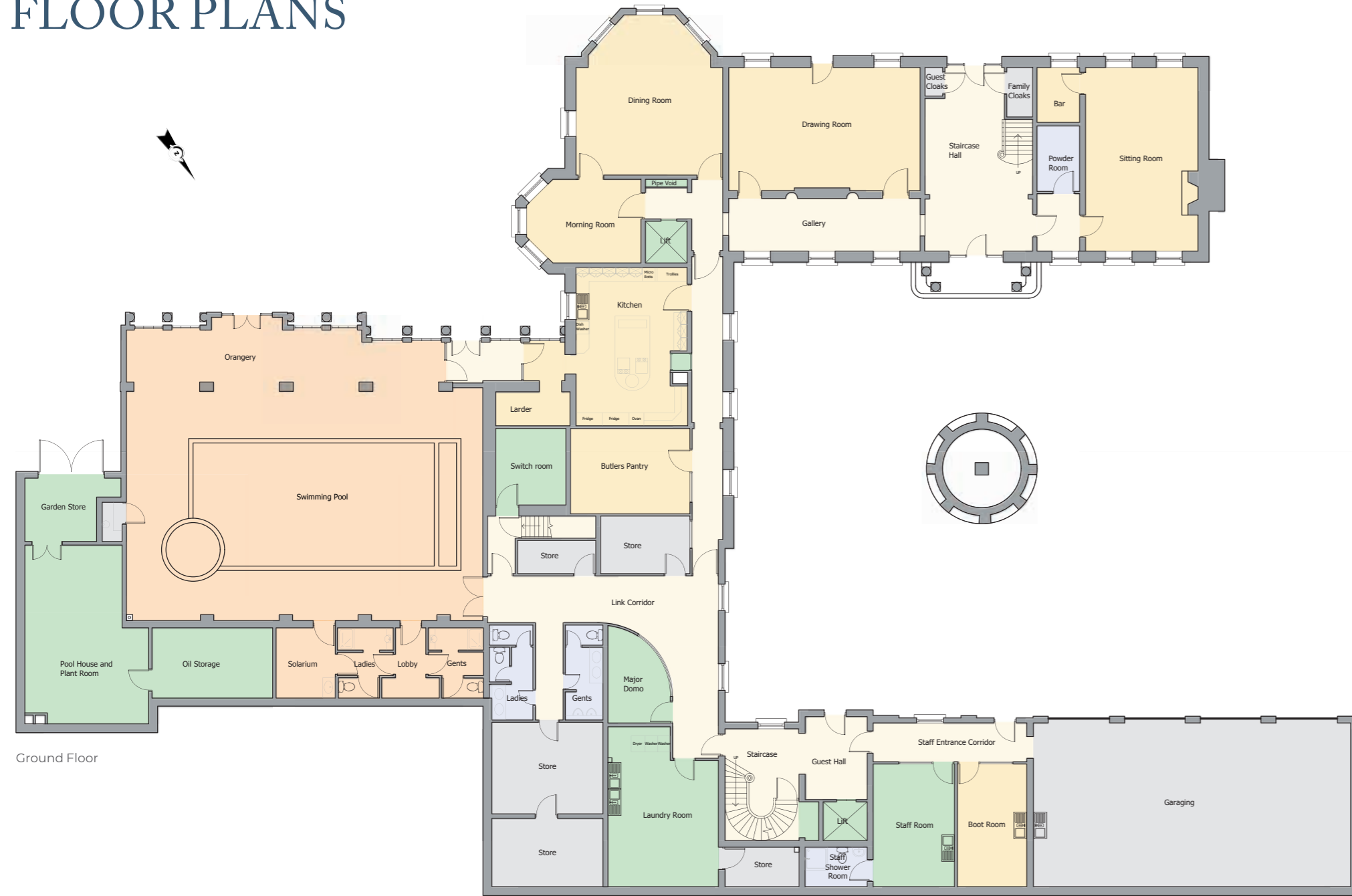








# FLOOR PLANS





### THE FARM AND RESIDENTIAL PROPERTIES

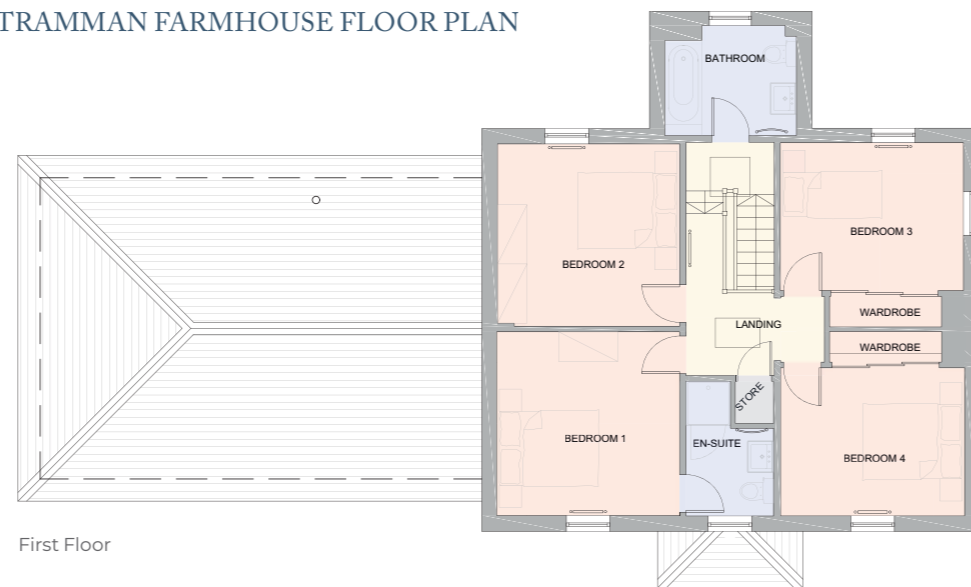
Home Farm has an extensive range of farm buildings and a modern dairy unit. The land at Lot 1 extends to approximately 490 acres, is primarily down to pasture and subject to an FBT which expires on the 30th September 2024.

There are 2 houses, Tramman Farmhouse with 4 bedrooms and Ballamanaugh Farmhouse with 3 bedrooms situated in close proximity to the farm. Ballamanaugh Farmhouse is let on an AST and Tramman Farmhouse is vacant but Agriculturally Tied. There are an additional 3 cottages in Lot 1, Carrick Cottage with 4 bedrooms and currently vacant, Gardeners Cottage with 3 bedrooms and occupied by an employee, and The Lodge which sits at the head of the drive, has 3 bedrooms and is currently vacant.





TRAMMAN FARMHOUSE FLOOR PLAN



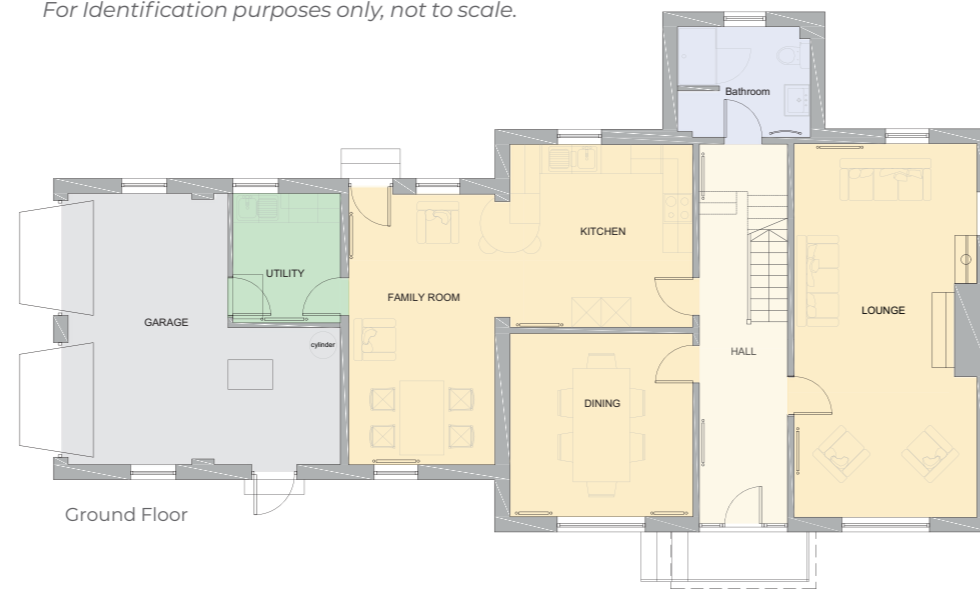
Approximate Gross Internal Area:

Ground Floor - 1,316 sq ft

First Floor - 794 sq ft

**Total - 2,110 sq ft**

*For identification purposes only, not to scale.*



# LOT 2

## STAWARD FARM

The farm extends to 186 acres and is subject to an FBT which expires on the 30th September 2024. The land is predominantly arable with some pasture and woodland (9 acres). The sheep complex, which is currently fitted out as a dairy unit, is an impressive 280' x 90' with a separate 600 tonne silage pit. The large portal framed barn is not currently

used but there is great scope to be reinstated for livestock or potential for car storage or equestrian facilities.

Shepherd's Bungalow at Staward Farm was built in 1991 and has 3 bedrooms with a single garage. The cottage is subject to an Agricultural Tie.





## LOT 3

### STAWARD BARN AND COTTAGES

Lot 3 comprises the original "Staward Barn", a 12,000 sq ft barn with significant potential for a detached dwelling. The barns have consent for conversion to a residential unit, subject to obtaining a

Certificate of Lawful Use. In addition to the barn, there are two quintessential Manx cottages with gardens, both let on AST's. All set in approximately 2.3 acres of gardens.



# LOT 4

## GOB-E-VOLLEY, THE ROCK

A block of 70 acres to the southwest of Staward Farm, comprising 57 acres of arable, 2.44 acres of pasture and 10.36 acres of woodland. The farm is subject to an FBT which expires on the 30th September 2024.



# LOT 5

## BALLATERSON LAND

Located to the northwest of Ballagh village, Lot 5 extends to 72 acres of arable and pasture. The farm is subject to an FBT which expires on the 30th September 2024.

# LOT 6

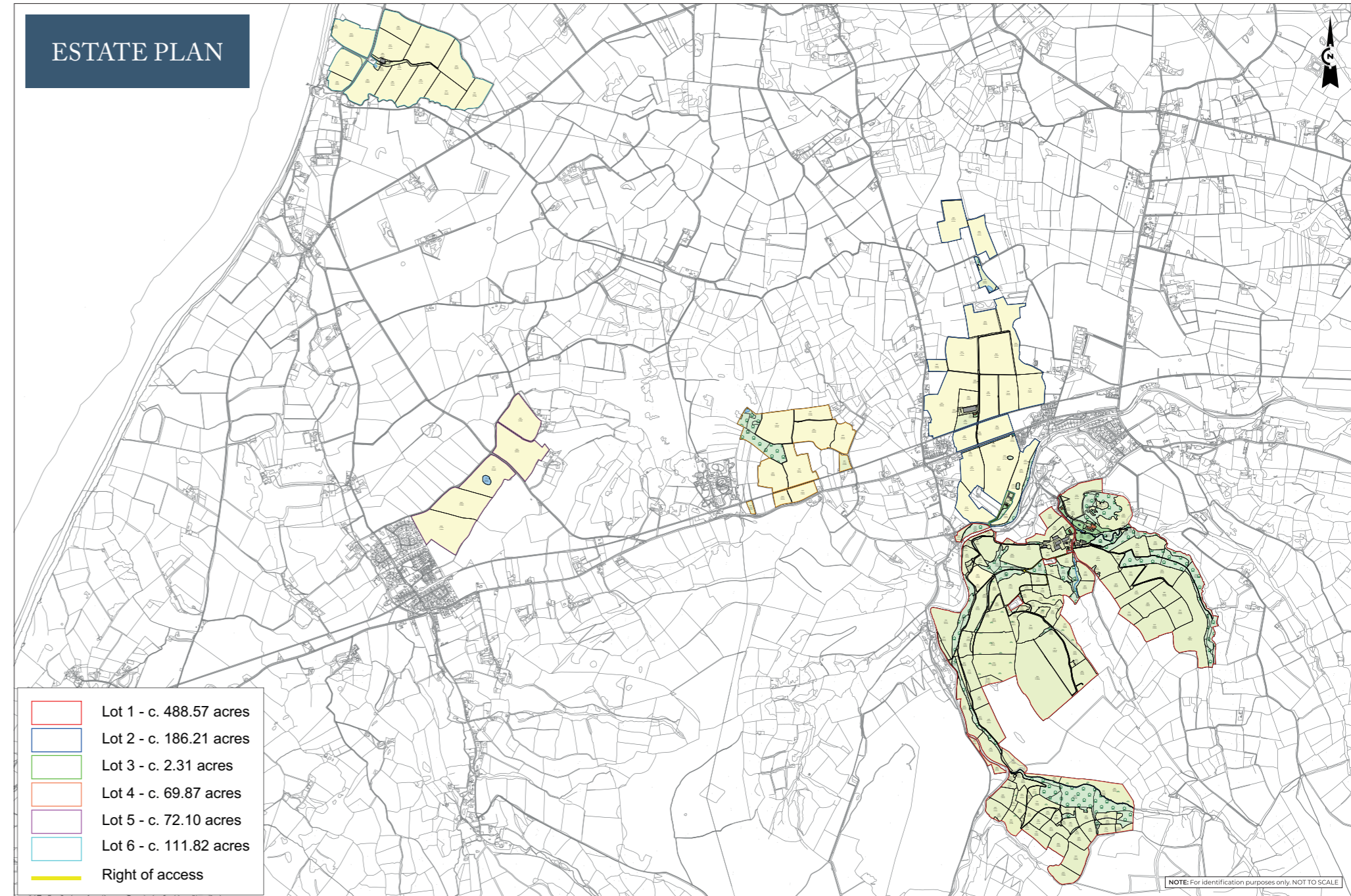
## BALLATEARE FARM

An excellent free-standing arable holding on the western coast, extending to 112 acres with a general purpose farm building and smaller stone barn with

potential for conversion, subject to the necessary consents. The farm is subject to an FBT which expires on the 30th September 2024.



THE BALLAMANAUGH ESTATE - TENANCY SCHEDULE			
LOT	NAME	DESCRIPTION	TENURE
Lot 1	Ballamanaugh	5 Bedroom House	Vacant Possession
	The Lodge	3 Bedroom House	Vacant Possession
	Carrick Cottage	4 Bedroom House	Vacant Possession
	Gardeners Cottage	3 Bedroom House	Employee Possession
	Tramman Farmhouse	4 Bedroom House	Vacant Possession
	Ballamanaugh Farmhouse	3 Bedroom House	Assured Shorthold Tenancy
Lot 2	Shepherd's Bungalow	3 Bedroom Bungalow	Assured Shorthold Tenancy
Lot 3	1 Staward Cottage	2 Bedroom House	Assured Shorthold Tenancy
	2 Staward Cottage	2 Bedroom House	Assured Shorthold Tenancy



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold as a whole or up to 6 lots with vacant possession, subject to existing cottage occupancies, by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

## SPORTING, TIMBER AND MINERAL RIGHTS

Any sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.



## SERVICES

All properties have mains water and electricity, oil fired central heating and private or mains drainage. Ballamanaugh benefits from an air flow system and private water supply fed from the stream to a catchment tank and thereafter to a large holding tank and filter house. This source feeds the gardens and fountains.

## EPC RATINGS

EPCs are not applicable in the Isle of Man.

## LOCAL AUTHORITY

Lezayre Commissioners.

## POSTCODE

IM7 2HB

## VIEWINGS

All viewings are strictly by appointment with the Vendor's agents.

## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Viewing strictly by appointment only. Please contact:

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