



ASKING PRICE

£325,000



## THE DETAILS



Ballasaig (Plot)

Dreemskerry, Maughold

£325,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD





View from Dreemskerry Road  
As existing





# Ballasaig, Dreemskerry, Maughold





PROPERTY DETAILS FOR

## Ballasaig, Dreemskerry, Maughold

### THE DESCRIPTION

- Building plot sat in an elevated prime position in Maughold
- Panoramic sea views
- Full planning permission and building regulations approval (Application: 22/00025/B)
- Detached 4500 sq ft contemporary style home
- 4 Bedroom, 3 Bathroom home split over 3 levels
- Demolition order granted and asbestos removed from the Cottage
- Construction ready to start
- Set in 0.75 acres

### THE PROPERTY

Black Grace Cowley are pleased to offer Ballasaig, Maughold to the market. The plot has full planning permission and building regulations approved (Application number: 22/00025/B) for a 4500 sqft contemporary style home split over 3 levels. On the basement level, Garage for 2 cars, Utility room, plant room/store. On the ground floor, 4 bedrooms, 2 en suite and Family bathroom. On the 1st floor, Kitchen, Breakfast Room, Living Room, Snug and porch leading to the upper level access. Elevator access to all floors. Demolition order has been granted for the Cottage and the asbestos has been removed. Fully costed competitive tendering process completed by the current owners.

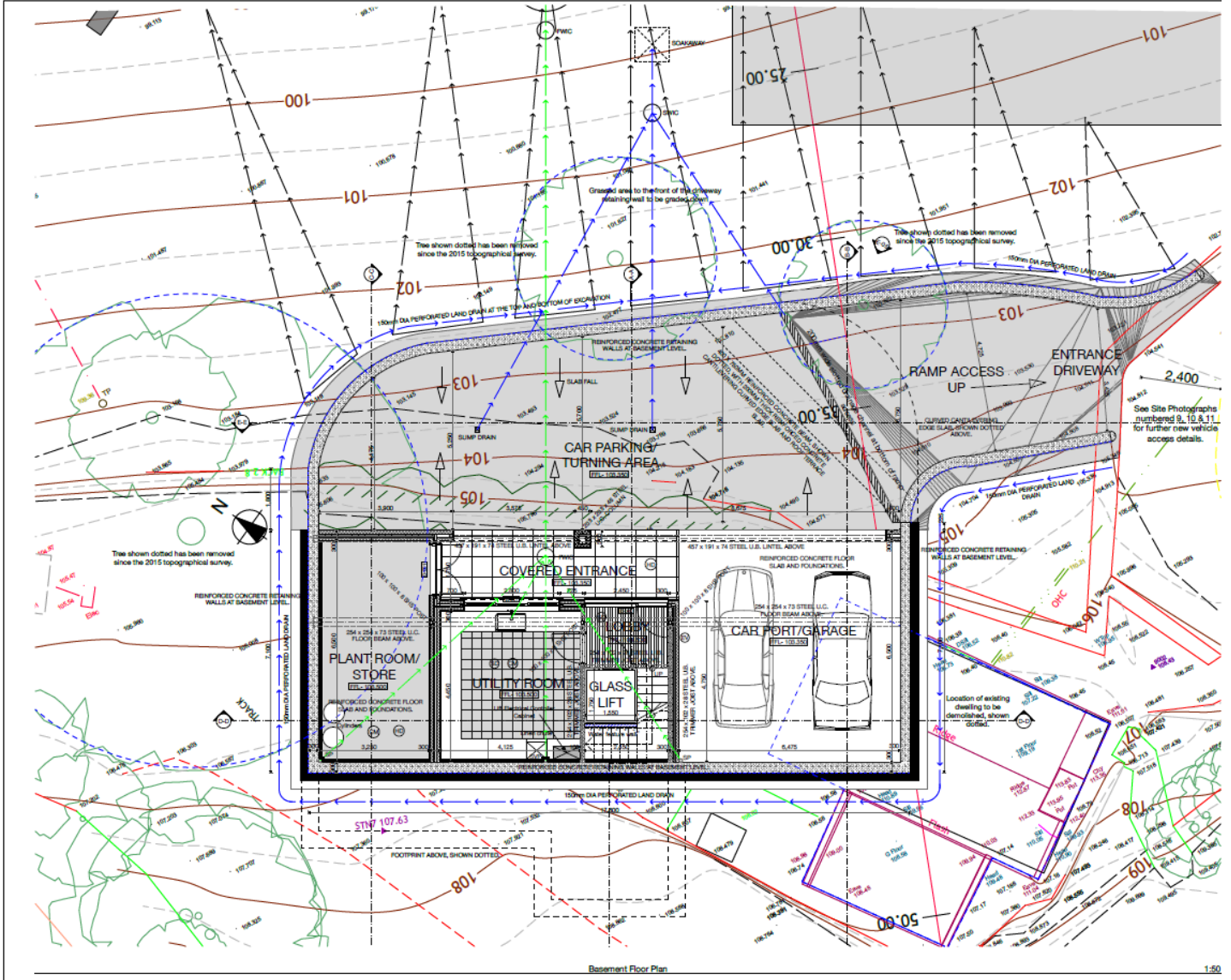
### DIRECTIONS

Travelling from Douglas via the Promenade to the North, continue along the Coast Road, through to Laxey towards Ramsey. Shortly before reaching Ramsey turn right onto the Dreemskerry Road signposted Maughold/Dreemskerry and continue for approximately 1 mile where Ballasaig is located on the right hand side before the turning to School House Road, and can clearly be identified by the Black Grace Cowley for sale board.

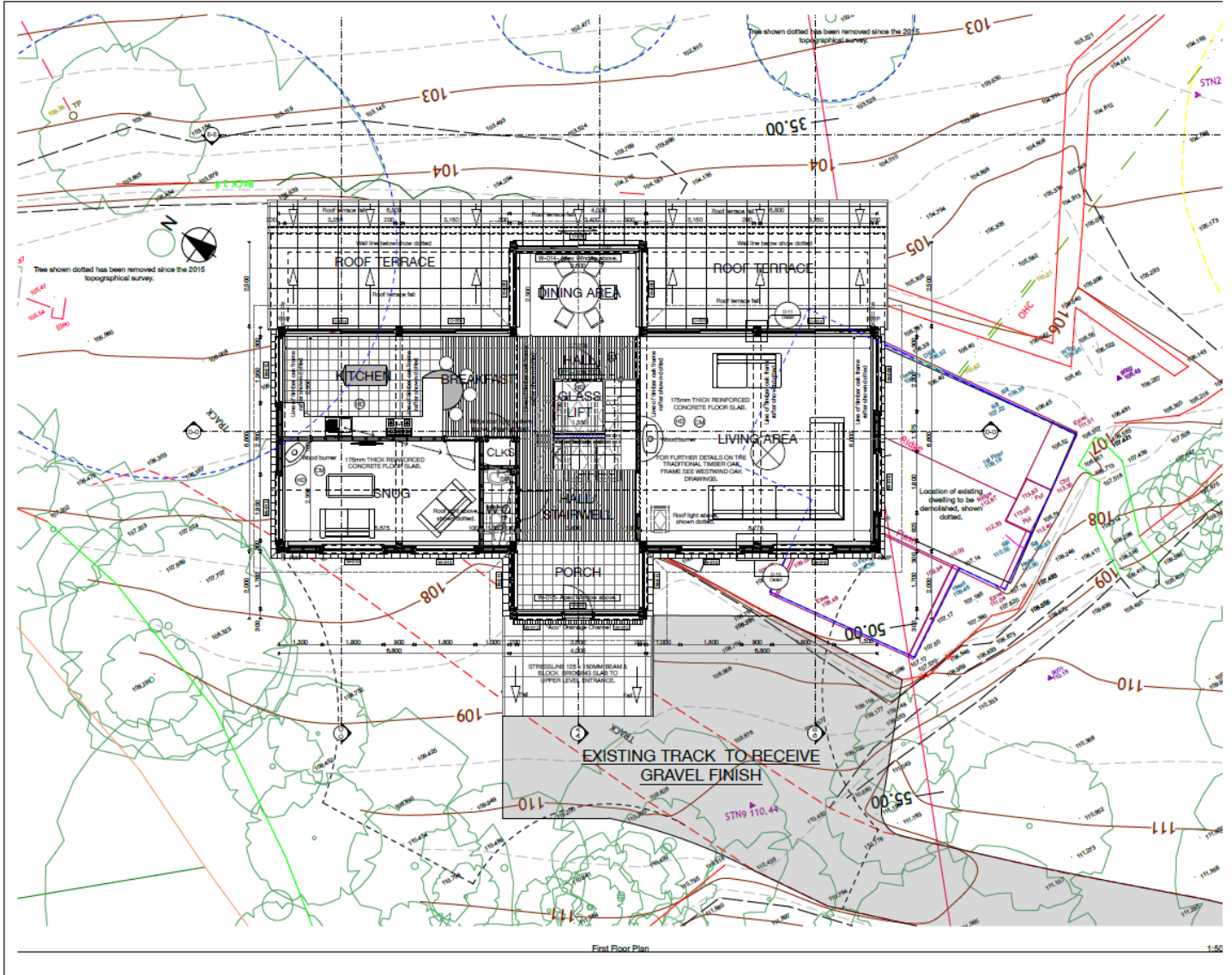
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**FLOORPLAN**

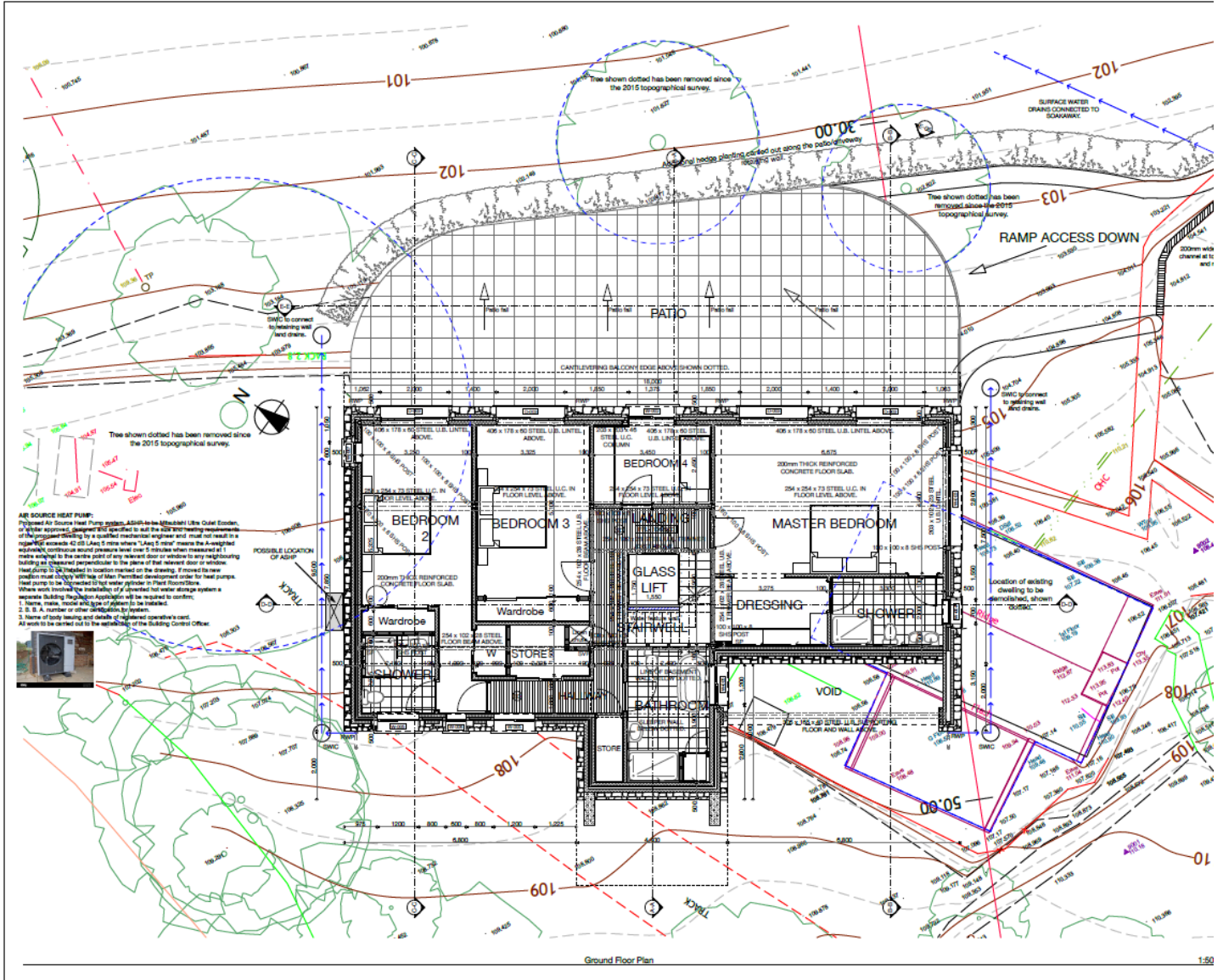


# FLOORPLAN





FLOORPLAN



**SITE PLAN**

**North-East Elevation** 1:100

**North-West Elevation** 1:100

**South-West Elevation** 1:100

**South-East Elevation**

**1. Traditional Stonework:**  
The lower ground floor level would be finished externally in minimum 200mm thick traditionally laid Mass stone work. This will provide a solid base to the two storey elevation of the proposed dwelling, which will blend within its semi rural setting. This is demonstrated by viewing the property known as Ballasaig Barn from the public vantage points and how discreet this property is due to the use of traditional stone cladding for the external wall finish.

**2. Timber cladding:**  
The upper first floor level side and rear elevations would be finished externally in either burnt or natural timber cladding left to weather naturally to be laid vertical with an open joint detail. Again the use of natural and weathering material to the upper floor level which will soften over time will greatly assist with bedding the proposed dwelling within its natural setting and creating less of a visual impact.

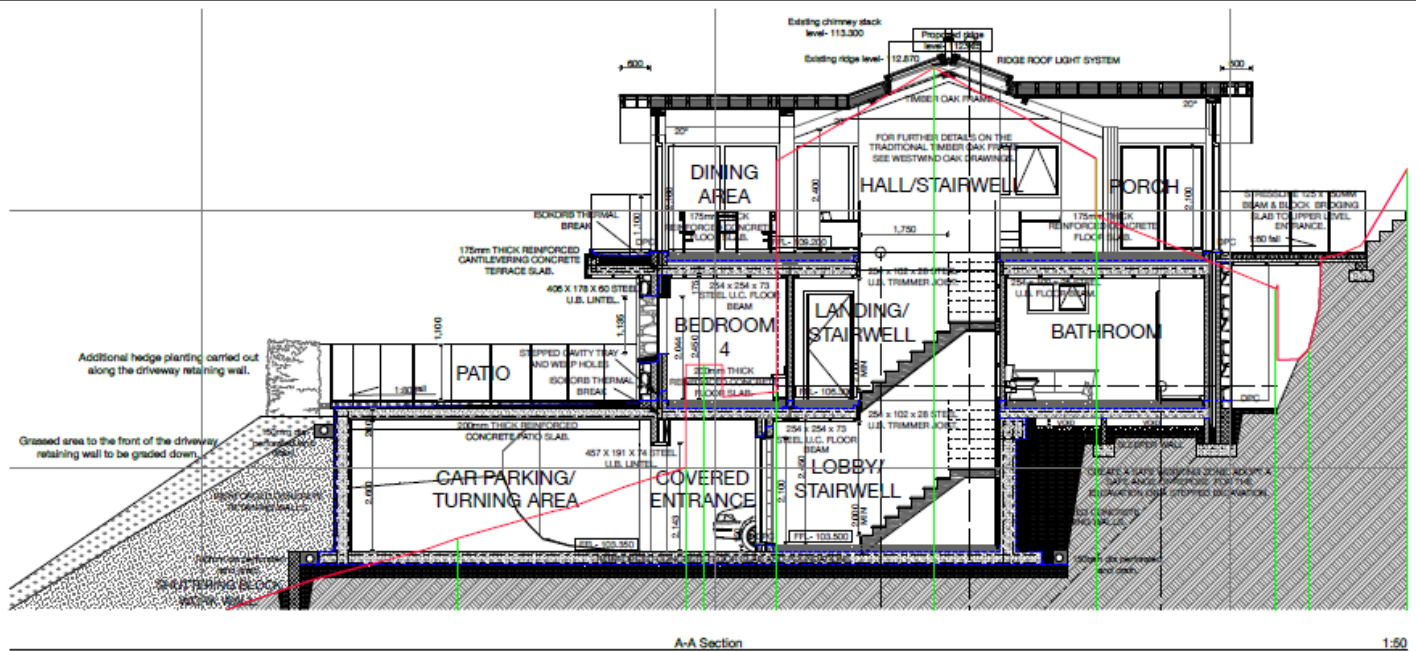
**3. Natural Roof Slates:**  
The roof would be finished externally in dark blue/grey natural roof slates. To provide a natural and dark appearance adding to the low visual impact.

**4 Traditional Oak Frame:**  
The upper first floor level would be constructed in a traditional oak frame with large glass infill panels to the south-west elevation. The oak frame will naturally weather over time and the large glass elements will reflect the surrounding natural landscape. Again this will assist with bedding the proposed dwelling within its semi rural natural setting when viewing the proposed dwelling from the public vantage points.

**5. Balustrade:**  
The edges of the upper Roof Terrace level and over the car park entrance area to be fitted with "Q-Fixing", or similar approved, glass panel balustrades set in site proprietary fascia clamping brackets. This will provide un-interrupted views out from the proposed dwelling and up to the proposed dwelling when viewed further afield.



**SITE PLAN**



GROUND LINES/LEVELS ARE 1  
ON THE 3D MODELS SEE ELI  
DRAWINGS FOR GROUND LIN



PROPERTY DETAILS FOR

# Ballasaig, Dreemskerry, Maughold

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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