



Ballacroak

ST MARKS



Ballacroak

- Development site and opportunity extending to approximately 40 acres
- Net Zero Dwelling Extending to approx. 16,295 ft² (house 9,449 ft², leisure 4975 ft², garage 1871 ft²)
- 40 acres, with potential for equestrian use
- 2.9/3.1m high ceilings throughout with floor to ceiling glazing
- Double height entrance foyer and double height gallery above dining room
- Pool, Leisure and Gym Complex, Cinema and Party Room, 6 Bay Garage
- Passive Solar, Net Zero Carbon + Biodiverse garden space/South facing gardens
- Mechanical ventilation, LED lighting, underfloor heating and comfort cooling
- Acoustically insulated throughout
- Architectural and Interior design by James Brookman
- Sub-structure completed
- Turn-key development available by separate negotiation - for more details, please contact the agents

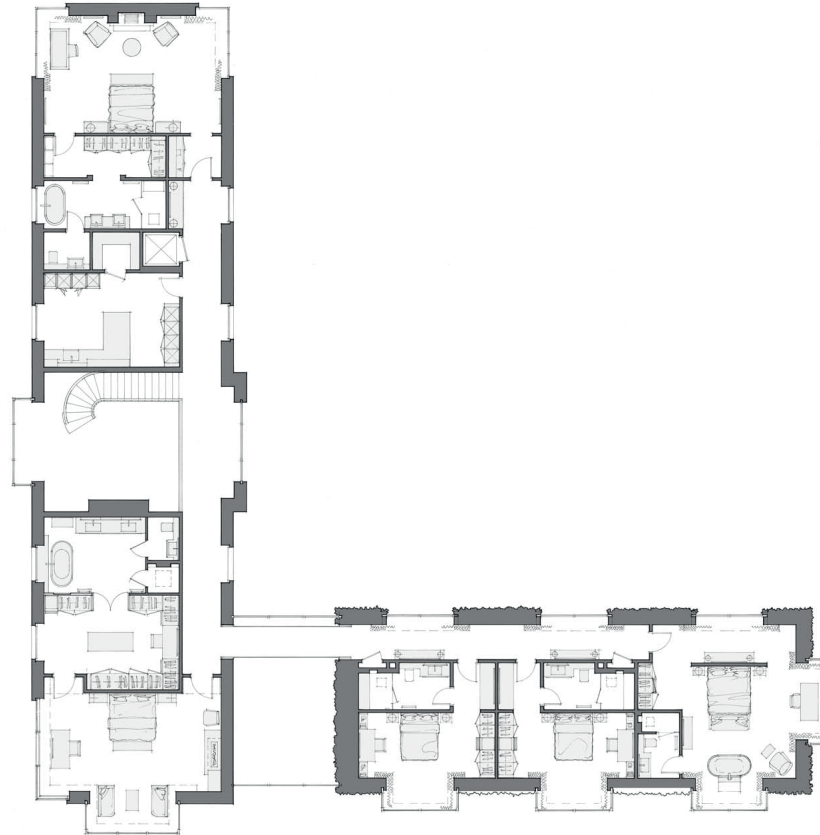
Further information available upon request, please contact Black Grace Cowley

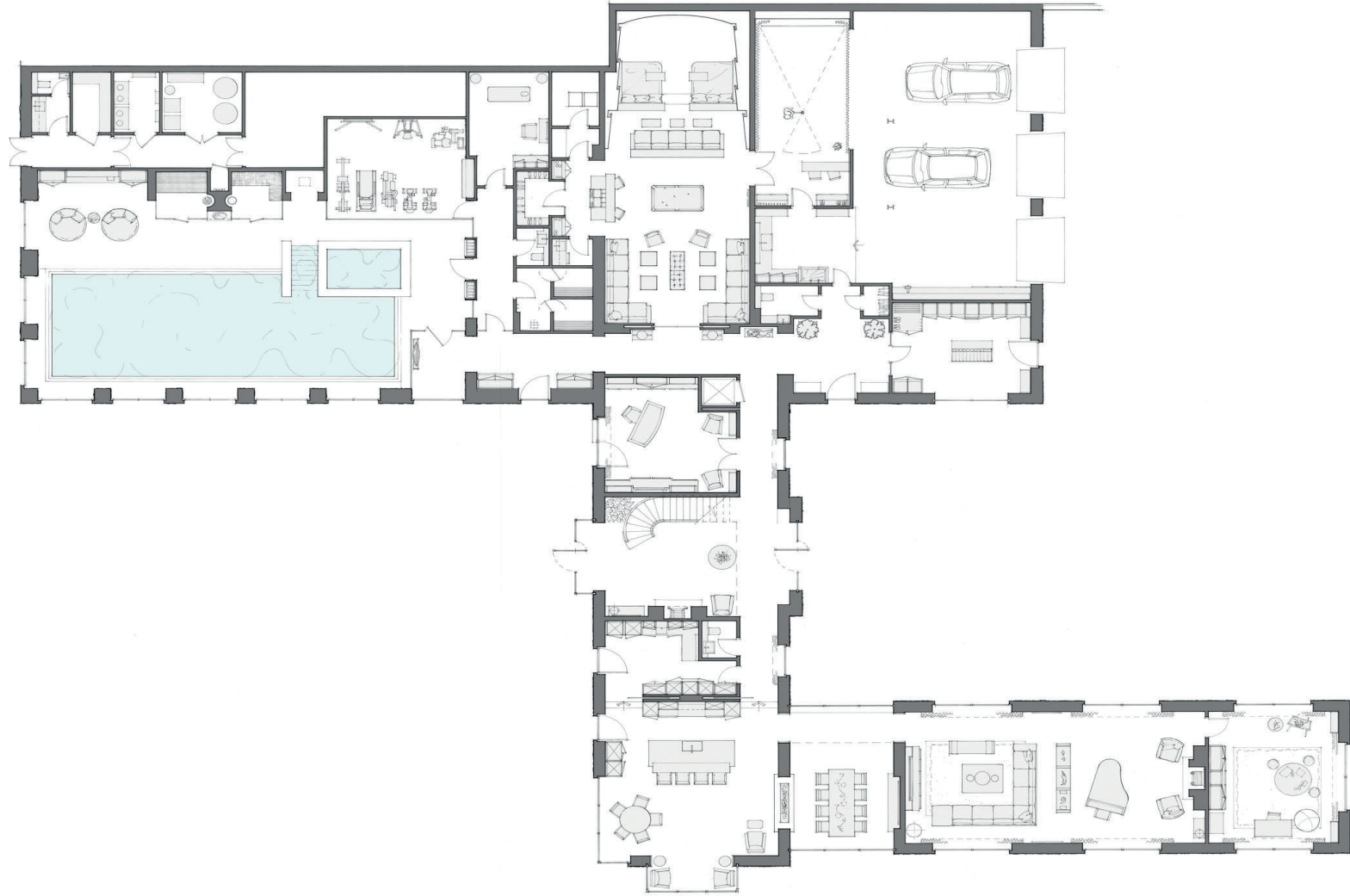












BLACK GRACE COWLEY

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 All dimensions are in millimetres.
 Quoted dimensions to be used in preference to actual drawings.
 DO NOT SCALE DIMENSIONS FROM DRAWING.
 Contractor MUST CHECK ALL dimensions and levels on site before proceeding with construction of construction.
 Any discrepancies must be reported to the designer.
 If in doubt, consult the designer.
Key Plan



Footprint of farm buildings shown as demolished 2022 under PA22/00399/B



A 10.11.23 Annotation added LC

Rev	Date	Comments	By

James Brookman
 - DESIGN -

11 0124 40002
 212 Grandmead Road
 www.jamesbrookman.co.uk

Project:
 Ballacraak Farm
 St Marks
 Hill of Man

Drawing Title:
 Proposed Replacement Dwelling
 Location Plan

Job No.	Draw No.	Revision
218	P0001	A
Date:	Date:	Date:
11/20/2023	11/20/2023	11/20/2023
Drawn:	Checked:	Drawn:
PL	LC	PL



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ESTATE AGENTS



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