



www.chrystals.co.im

Glen View Plot 1, Strand Road, Port Erin, IM9 6HB

Asking price £245,000

Glen View Plot 1, Strand Road, Port Erin, IM9 6HB

Asking Price £245,000

Rare opportunity to purchase a building plot in a highly sought-after location, just yards from the Port Erin beach. The site has former planning approval for either two four-storey townhouses or one larger cottage, giving flexibility for the use of the site. Its coastal location and proximity to local amenities make this an ideal development opportunity.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and proceed down the hill towards the beach. Plot 2 is on the right hand side just round the corner.

TENURE

Freehold.

POSSESSION

Freehold. On completion of purchase. No onward chain. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.

FORMER PLANNING APPLICATIONS

FOR INDICATION ONLY - ADJACENT LAND MAY BE REQUIRED

Application 06/02155/B - submitted 12.12.06, approved 10.9.07 Demolition of existing buildings and erection of block of 18 Apartments (drawing numbers 06-6103-1A, 06-6103-2A and 06-6103-3A)

Application 06/00150/B - submitted 27.1.06, approved 21.4.06 Conversion of existing dwelling over "Trader Jacks" into three self-contained apartments. (Drawing number DLD 01/131/2)

Application 03/01555/B - submitted 22.10.03, approved 24.5.04 Erection of a terrace of five town houses (Drawing numbers DLD 03/2418/1(a) and DLD 03/2418/2 (a)

The above is not an exhaustive list of the planning history relating to the site or all drawings and documents related to the listed approvals.

The information is intended to give a guide of what development may be achieved on the site. Further information can be found at IOM Government Planning Department - online search facility.

<https://www.arcgis.com/apps/webappviewer/index.html?id=5eff66ea005243c1abf14f633f4e389d>



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

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.