

Retail
Development
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Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im



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FOR SALE DEVELOPMENT OPPORTUNITY

Cre Umha Farrigal, Shore Road,
Ballaugh, Isle of Man, IM7 5AZ
Asking price: £199,000



- **Development opportunity**
- **Potential to convert into a residential dwelling, subject to planning consents**
- **Large private woodland plot**
- **Within walking distance of Ballaugh Beach**
- **Significant groundwork already completed**

Description

A rare opportunity to acquire a traditional stone former Methodist school set within a beautiful one third acre woodland plot protected by a Tree Preservation Order. The building, which was renamed in May 2022 with the intention of converting it into a residential dwelling, occupies a peaceful position close to Shore Road and Bollyn Road at The Cronk.

Offering a floor area of 54 sq m, the property retains its original foundations, and extensive ground stabilisation works have already been carried out. The former asbestos fibre cement corrugated roof has been safely removed, providing a clean starting point for future redevelopment.

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Although the previous planning consent (PA 16/00778/B) has now lapsed, the Planning Department has indicated that a new application in line with the original approval is likely to be supported. Mains utilities are currently not connected but are available close to the site.

The location is particularly appealing, with Shore Road leading directly to Ballaugh Beach, situated just 300 metres from the property. The surrounding area offers a blend of rural charm and convenient access to key destinations, including Jurby Industrial Estate and the Isle of Man Motorcycle Museum two miles to the north, Ballaugh village around two miles away, and Ramsey only seven miles away.

Location

Travel from Ballaugh Bridge along Cronk Road towards Ballaugh Cornk. When you reach the junction of Bollyn Road and Shore Road, the property is located on the corner.

Services

Water, electric and drainage to be connected.

Possession

On completion of legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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