

Retail
Development
Industrial
Investment
Office



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

Phone: 01624 625100

Email: commercial@chrystals.co.im

FOR SALE REDEVELOPMENT OPPORTUNITY

Erin House, Athol Park, Port Erin,
Isle of Man, IM9 6EX
Asking price: £397,500



- Redevelopment opportunity
- Planning permission for the conversion into eight luxury apartments
- Planning reference number: 23/00958/B And AP24/0043
- Superb sea views and close to amenities

Description

A substantial detached house situated in the heart of Port Erin, close to the beach and shops. Planning permission has been permitted for the conversion into eight apartments. Superb sea views towards Bradda Head. Outside is good sized parking area and walled garden.

Planning permission has since been secured for the creation of eight apartments, including extensions and new vehicle access. The building has been stripped back to its bare walls and floors, offering a blank canvas for development.

Location

Travelling along Station Road into Port Erin, turn left onto Strand Road at the last junction. Take the next left, and the property is located a short distance ahead at the following junction.

Planning Permission

Planning permission has been granted for conversion into eight luxury apartments, consisting of seven two bedroom units and one three bedroom duplex arranged over two floors, including the attic. The three bedroom apartment will also benefit from private roof balconies

Services

Mains services to be connected.

Possession

Vacant possession on completion of all legal formalities.

Legal Costs

Each party to pay their own legal costs

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.