



Regaby Mooar Farm Barn Regaby West Road, Regaby west, Andreas, Isle of Man, IM7 3HL

Asking Price £799,950



- Rare Opportunity to Create a Bespoke Country Estate in the North of the Island
- Full Approved Planning Permission – Ref: 24/00604/B
- Water, electricity, and fibre available in the immediate vicinity.
- Approximately 13 Acres of Private Grounds in a Peaceful Rural Setting
- Approved Scheme for an Exceptional Circa 5,000 sq ft Contemporary Residence
- Substantial Existing Agricultural Barn Extending to Circa 7,000 sq ft
- Five Bedroom Suites Plus Substantial Garaging, Workshop & Ancillary Space

A rare opportunity to acquire approximately 13 acres of private grounds together with a substantial circa 7,000 sq ft agricultural barn, benefiting from full approved planning permission (Ref: 24/00604/B) to create an exceptional contemporary country residence extending to approximately 5,000 sq ft.

Occupying a peaceful and private rural position at Regaby West, Andreas, the property offers an exciting opportunity to create a bespoke country home within significant acreage, with the considerable benefit of an approved scheme already in place.

The approved plans provide for a striking five bedroom residence, with all five bedrooms benefiting from en-suite facilities. The proposed accommodation has been designed around generous open-plan living spaces, extensive glazing and a strong connection with the surrounding countryside.

The scale of the existing barn and site also provides excellent scope for substantial garaging, workshops, storage and hobby space, making this particularly appealing to those with car collections, equestrian interests or buyers simply seeking space and privacy.

The approximately 13 acres are a major feature of the property, offering the opportunity to create a genuine country estate in an attractive rural setting. New aerial photography highlights the scale of the holding and surrounding countryside.

The CGI imagery illustrates the impressive residence that can be created under the approved plans. The sale comprises the existing barn, approximately 13 acres of land and the benefit of full planning permission.











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