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Wireless Station, Phildraw Road, Ballasalla, IM9 3EH  
**Asking Price £700,000**

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A truly rare and exciting opportunity to acquire a distinctive former WWII wireless station, brimming with character and potential, on an approx 2 1/2 acre site. With planning permission in place (Planning reference 25/91192/B) for alterations, extension and conversion into a spacious single-storey, four-bedroom home, this unique property offers the perfect canvas to create something exceptional. Nestled in a picturesque semi-rural setting, the location combines tranquillity with breathtaking surroundings. OPTION TO PURCHASE ADJOINING APPROX 3 ACRE FIELD WITH AN ASKING PRICE OF £90,000.



## **LOCATION**

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown, passing the entrance to King Williams College, and proceed to the Whitestone roundabout in Ballasalla. At the next roundabout go straight ahead into Crossag Road, proceed ahead and take the first left into Phildraw Road. Continue on for approx. half a mile where the site can be located on the left hand side.

## **SITE**

Wireless station buildings on a site of approx 2 1/2 acres.

## **ADDITIONAL FIELD**

An additional adjoining approx 3 acre field is available with an asking price of £90,000.

## **VIEWING**

STRICTLY BY APPOINTMENT ONLY through the Agents, Chrystals, Port Erin.

## **SERVICES**

Private septic tank. Electricity. Water. Planning Reference No. 25/91192/B

## **POSSESSION**

Freehold. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





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Since 1854



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