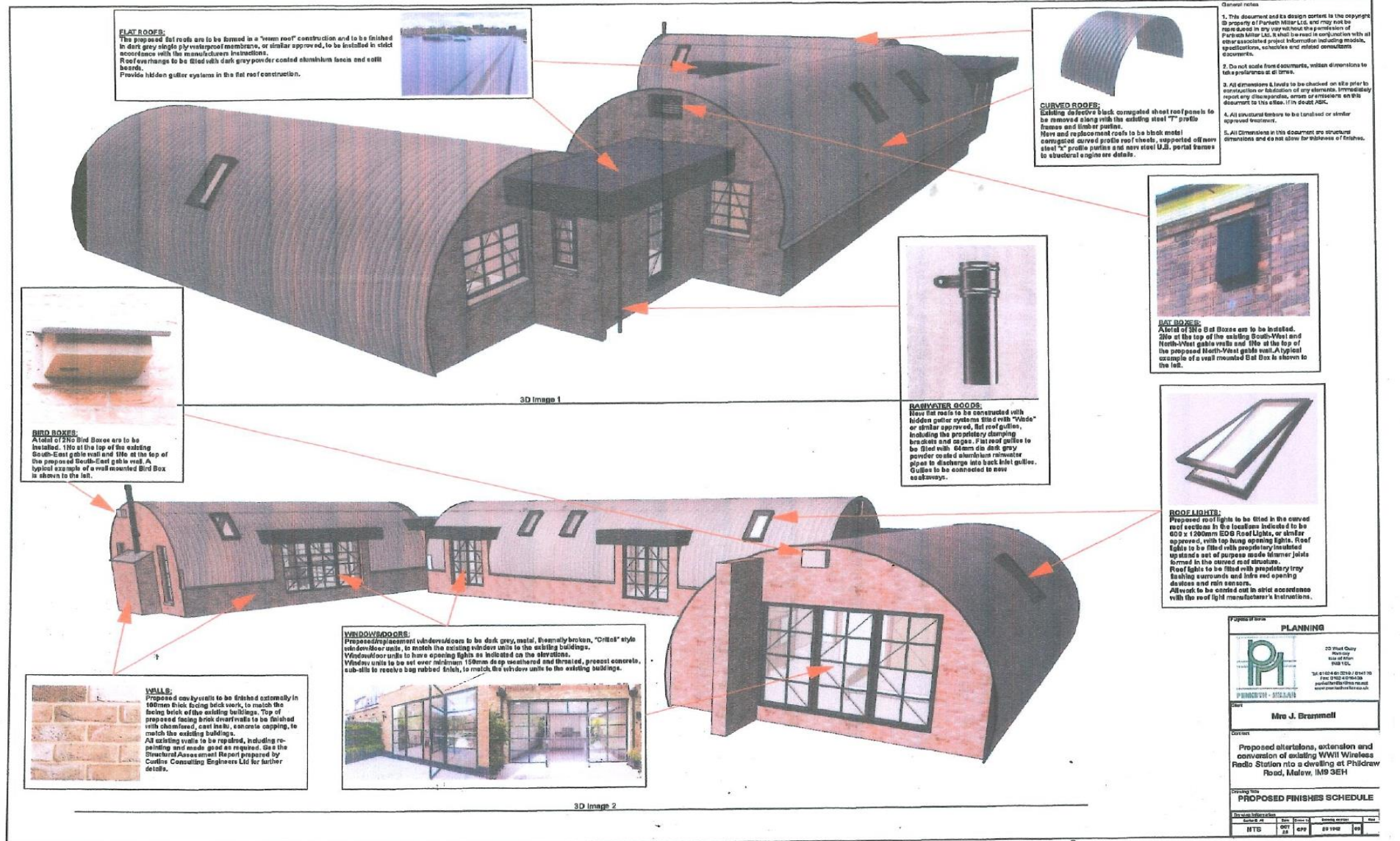
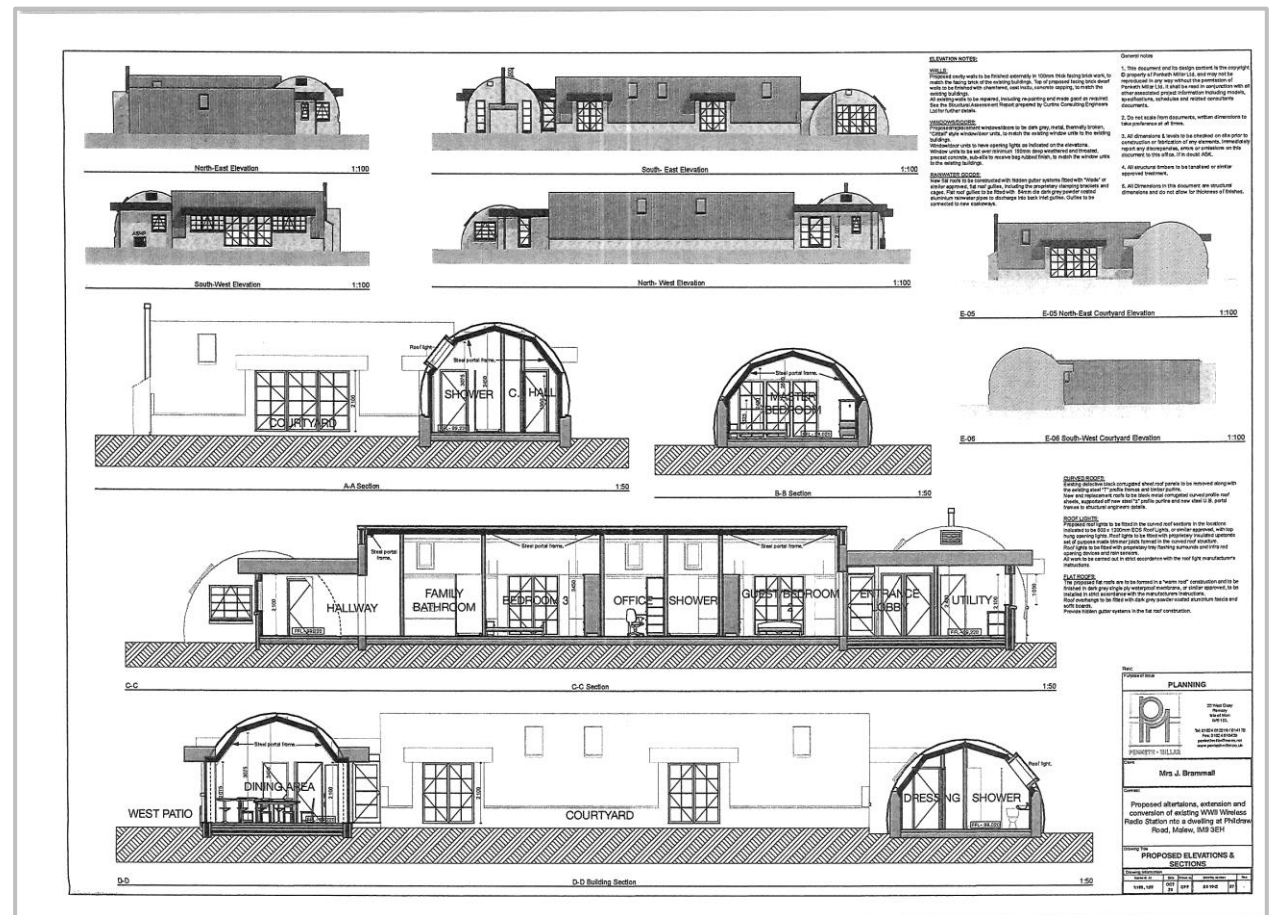




Wireless Station, Phildraw Road, Ballasalla, IM9 3EH

Asking Price £690,000

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

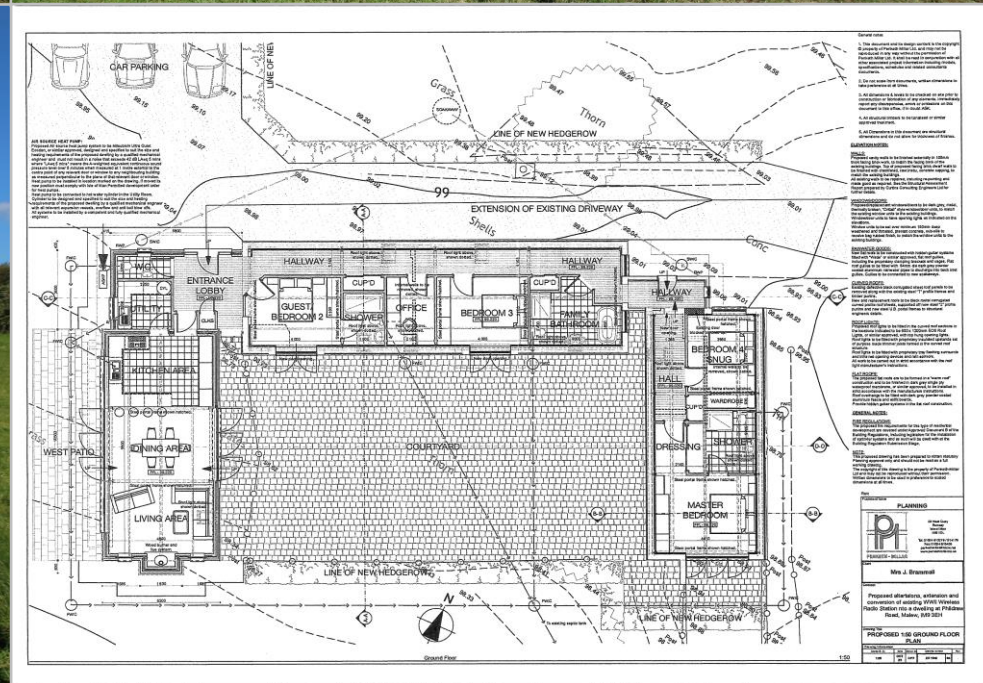
STRICTLY BY APPOINTMENT ONLY through the Agents, Chrystals, Port Erin.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





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.

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: Shane Magee M.R.I.C.S.; 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.