

Retail
Development
Industrial
Investment
Office



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FOR SALE DEVELOPMENT OPPORTUNITY

Development Land, Phildraw Road,
Ballasalla, IM9 3EG

Asking price: £1,950,000



- 6.80 acre residential development site
- Highly sought-after Phildraw Road location
- Close to Ballasalla village centre
- Previous planning for three executive dwellings
- Potential to split into individual plots

Description

An exceptional opportunity to acquire a substantial 6.80 acre development site situated in the highly sought-after Phildraw Road area, conveniently located close to the centre of Ballasalla.

The site offers significant potential for the development of executive residential dwellings in an attractive and established location. Planning Approval in Principle for the erection of three dwellings has previously been granted on five occasions since 2003, most recently in 2016 under Planning Reference 16/00867/A.

The vendors have historically submitted planning applications to retain the benefit of residential development potential, although they did not intend to proceed with the construction themselves. The most recent planning permission has now

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expired, and any future development will be subject to the necessary planning consents.

Given the site's established planning history, there may be potential to secure renewed planning consent for a similar residential scheme, subject to the relevant planning process, current planning policies and any other necessary approvals.

The vendors may also consider splitting the site into individual plots, offering flexibility for prospective purchasers and developers.

This represents a rare opportunity to acquire a substantial development site in a desirable location, with an established history of residential planning approvals and excellent potential for future development.

Location

Travelling from the Whitestone Roundabout in Ballasalla, proceed to the next roundabout and take the right hand exit onto Crossag Road. Continue along Crossag Road and take the first left onto Phildraw Road. The land can be found a short distance along on the left hand side, just after the turning for Silverdale Road.

Services

Services to be connected.

Legal Costs

Each party to pay their own legal costs.

Viewing

Viewing strictly only by prior arrangement through the Agents, Chrystals Commercial.

For further information, please contact our Commercial Property Manager Darrel Tinnion on 01624 625100 or email darrel@chrystals.co.im

