



STAWARD – FOR SALE
Sulby, Isle of Man



 **AFP** Alnwick Farming And
Property Consultants

EXTENSIVE STONE BUILDINGS WITH PLANNING PERMISSION, TWO 'MANX' COTTAGES AND LAND ADJOINING SULBY RIVER

Sulby | Isle of Man

Ramsey 5 miles | Douglas 15 miles | Ronaldsway Airport 22 miles
(Distances Approximate)

For sale freehold by private treaty

QUADRANGLE OF STONE BUILDINGS WITH
PLANNING PERMISSION FOR CONVERSION,
TWO QUINTESSENTIAL 'MANX' COTTAGES,
SURROUNDING LAND WITH RIVER FRONTAGE

In all approximately 4.46 Ha (11.00 acres)

Joint Selling Agents:



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GENERAL DESCRIPTION

The Staward Building and Cottages complex provides a rare opportunity to acquire an extensive range of traditional 'Manx' farm buildings benefitting from an implemented planning permission permitting conversion to residential use, two quintessential stone cottages (let) and an area of surrounding land fronting on Sulby River.



Located in a picturesque area between the west coast of the island with sandy beaches and the central mountain range to the east, Staward is surrounded by the natural beauty of the Isle of Man landscape. The sale offers an excellent opportunity to create an impressive main residence on the Island in mature setting. The traditional range of buildings and is surrounding by a parkland setting, previously used as the venue for the Royal Manx Agricultural Show. The let cottages provide a diversified income stream from residential lettings and would also be well suited to holiday cottages, use as staff accommodation or additional family accommodation.

THE ISLE OF MAN

Almost equidistant from England, Ireland, Scotland and Wales, the Isle of Man is a self-governing Crown Dependency with a population of circa 85,000 people and a beautifully varied landscape which combined with a rich history and vibrant cultural heritage, culminated in the Island being awarded UNESCO Biosphere status in 2016. Internationally recognised for offshore banking and financial services, the Isle of Man offers a low tax economy including low personal/corporate tax rates plus no capital gains or inheritance tax. Residency on the Isle of Man typically requires a person to be present for at least 6 months each year, although certain exceptions may apply. Tourism is also key component of the economy with the annual Isle of Man TT, popular worldwide, often almost doubling the population of the Island during the event.



Staward Traditional Buildings and Cottages

The Staward complex consists of a registered traditional range of farm buildings and two quintessential Manx cottages which are currently let on Assured Shorthold Tenancies. The Staward buildings are constructed of Manx stone with slate roofs and arranged in a quadrangle to create an enclosed courtyard with adjoining double storey granary. Planning consent has been granted permitting the conversion and extension of the buildings, to create a substantial residential dwelling, ancillary accommodation and leisure facilities. A Certificate of Lawful Use was granted in 2024 confirming that the planning permission had commenced. The cottages are also constructed of stone under slate roofs, with the main elevation to the south, beyond which is an extensive area of garden/lawn. Including the gardens, grounds and surrounding land, the property extends to approximately 4.46 ha (11.00 acres) overall, including 2.91 ha (7.19 acres) of land and 0.61 ha (1.50 acres) of woodland and riverbank.

Lot 3

Based on the approved plans, the layout of the permitted residential accommodation in the Staward Buildings includes:

Main Building	Ground Floor: Formal Entrance Snug Drawing Room Dining Hall Kitchen Day Room Lobby Two Bedroom Suites with living room and bathroom Linen Store Utilities/Store Double Garage Boot Room Office Study Games Room First Floor: Four Ensuite Bedrooms Storage Facilities
Leisure Facilities	Ground Floor: Swimming Pool Lobby Kitchen Changing and Toilet Facilities Plant Room First Floor: Four Ensuite Bedrooms Storage Facilities
Landscaping & Grounds	Courtyard: Central water feature surrounded by an area of lawn and paved setts Grounds: Landscaped garden with water feature and patio area Parking Main access drive with electrically operated access gates

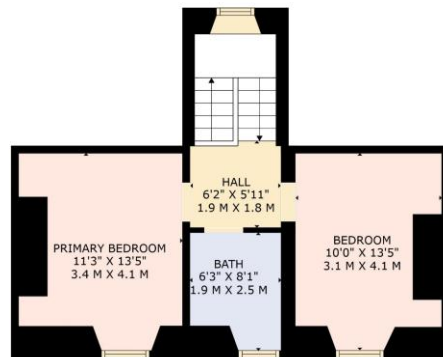


1 Staward Cottages

TOTAL: 900 sq. ft, 84 m²
 FLOOR 1: 450 sq. ft, 42 m², FLOOR 2: 450 sq. ft, 42 m²



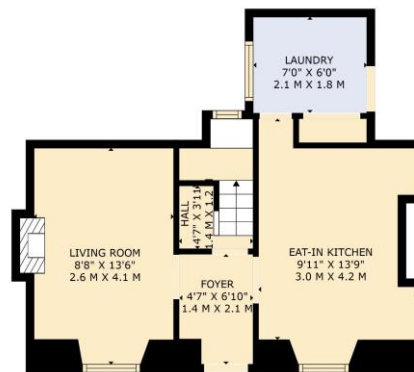
FLOOR 1



FLOOR 2

2 Staward Cottages

TOTAL: 693 sq. ft, 64 m²
 FLOOR 1: 380 sq. ft, 35 m², FLOOR 2: 313 sq. ft, 29 m²
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m², LOW CEILING: 8 sq. ft, 1 m²
 WALLS: 85 sq. ft, 8 m²



FLOOR 1



FLOOR 2



GENERAL REMARKS AND POINTS TO NOTE

SALE METHOD

The property is offered for sale freehold by Private Treaty. The vendors reserve the right to conclude the sale by any other means at their discretion. Prospective purchasers should register their interest with the selling agents to be kept informed.

PLANS, AREAS AND SCHEDULES

The plan and schedules included in the particulars are based on the Isle of Man Department of Infrastructure Mapping Service and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the property offered for sale. Any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

BOUNDARIES

The boundaries of the property are generally defined by mature trees/hedges, fences, riverbank or other boundary structures. Part of the land included in the sale currently forms part of larger fields and the purchaser(s) will be required to erect a new post and four rail fence within 2 months following completion of the sale to define the new boundaries.

LAND DESIGNATION & GRADE

The land is level, free draining and productive with soils classified as Grade 2 based on the Isle of Man Land Grade Classifications.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not. Access to the Property is gained via a private track leading from 'Yn Claddagh' road which connects to the A14.

SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

RESTRICTIONS

The property and land are offered for sale subject to any existing restrictions

SERVICES

All residential properties are connected to mains water and electricity, with oil fired heating and private drainage systems.

TITLE AND TENURE

Title to the Property is registered. Number 1 and 2 Staward Cottages are currently let on Assured Shorthold Tenancies. The land is currently let on a Farm Business Tenancy until the 30th September 2026.



RATES

Rates are payable to the Isle of Man Treasury on the following:

	Rateable Value	Amount for 2026/27
Shepherd's Bungalow (Lot 1)	£88.00	£459.56
1 Staward Cottage (Lot 3)	£56.00	£310.35
2 Staward Cottage (Lot 3)	£40.00	£310.35

VAT

If the sale, or any part of it, or any right attached to it attracts VAT, such tax will be payable by the purchaser(s), in addition to the purchase price.

FIXTURES & FITTINGS

Unless stated all fixtures and fittings are excluded from the sale.

HEALTH AND SAFETY

When viewing the property please be aware of the potential hazards.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

POST CODE & WHAT3WORDS

Staward Cottages: IM7 2BA
///mends.history.isolated

FURTHER INFORMATION AND VIEWINGS

Viewings are strictly by prior appointment. Please contact the joint selling agents:



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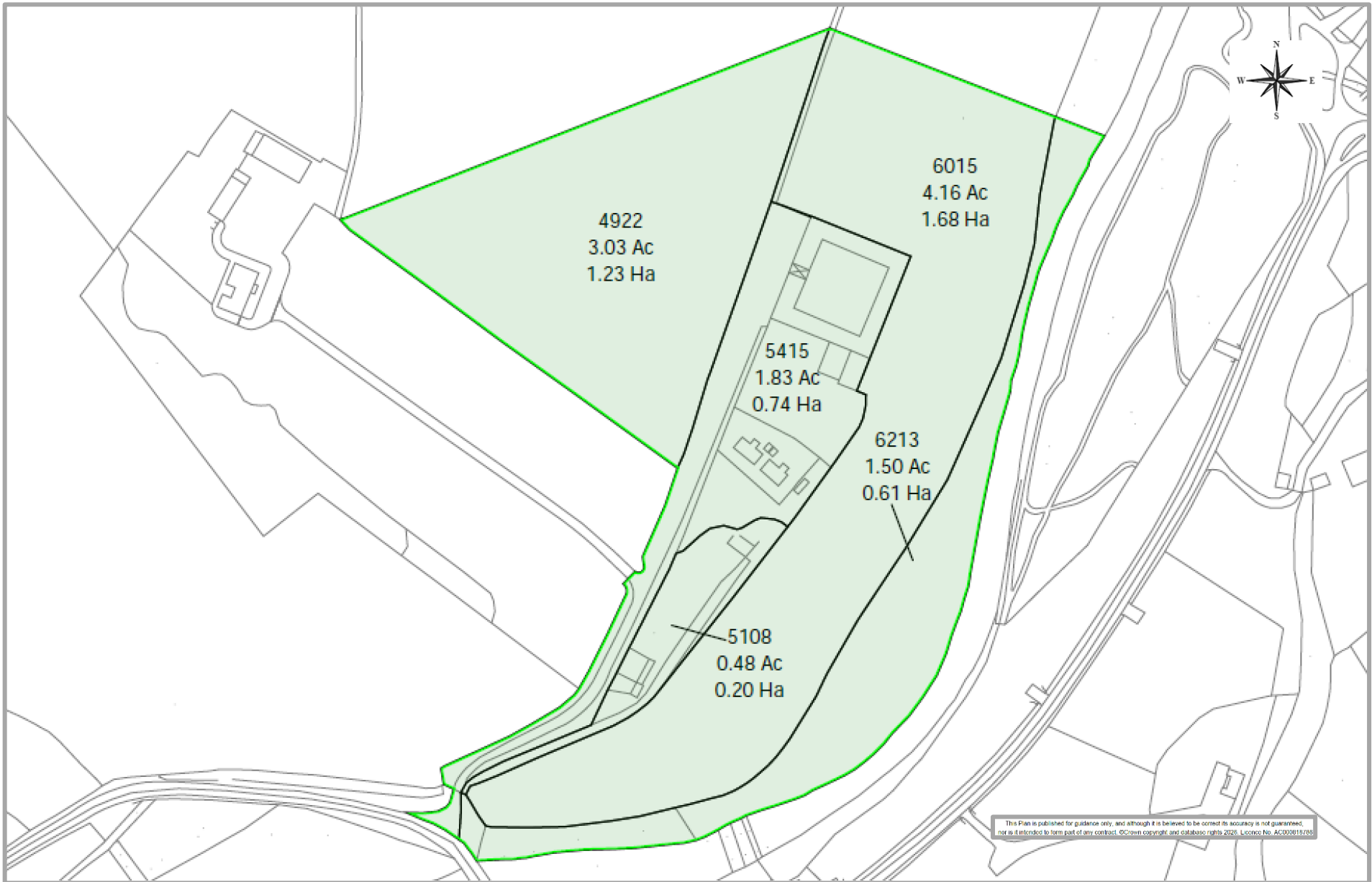
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IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

Brochure Reference: BPL/26/Sale/V.2 | Particulars finalised: May 2026 (Amended June 2026) | Photographs taken: June 2023 | Plan prepared: March 2026

