

Retail  
Development  
Industrial  
Investment  
Office



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## FOR SALE

### PLOT WITH PERMITTED PLANNING

34 Castlemona Avenue,  
Douglas, Isle of Man, IM2 4EQ

Asking price: £165,000



- Prime Central Douglas location
- Full planning permission for four apartments
- Four car garage with rear access
- Four spacious one bedroom apartments

### Description

An excellent opportunity to acquire a prime development site in the heart of Central Douglas, benefiting from full planning permission for the construction of an attractive apartment block comprising four one bedroom apartments.

Each apartment has been thoughtfully designed to offer spacious open-plan living, incorporating a lounge, kitchen and dining area, together with a generous double bedroom and modern bathroom. The development also benefits from a substantial four car garage at the lower ground level, accessed from the rear of the property, providing valuable parking and storage.

Ideally situated in Central Douglas, the site is just a short

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walk from the Promenade and beach, while the city centre and local amenities are all within easy walking distance.

The plot is offered for sale with the benefit of full planning approval (Planning Reference: 16/00614/B), presenting an ideal opportunity for developers and investors seeking a ready to build project in a highly desirable and convenient location.

Planning permission has been implemented, with the underpinning works already completed. As a result, the planning permission has been lawfully commenced and is no longer subject to an expiry date.

## Location

From the Sea Terminal, head towards the Villa Marina and continue straight through the traffic lights. Take the next left onto Castlemona Avenue. Number 34 is located halfway down the road on the right hand side.

## Services

Water, electric, gas or oil and drainage 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](mailto:darrel@chrystals.co.im)

