



**EXCITING DEVELOPMENT  
OPPORTUNITY WITH PLANNING  
APPROVAL FOR 15 UNITS**

**Former Grosvenor Hotel  
Promenade  
Port Erin**

**VIEWS OVER PORT ERIN BAY**

**Price: Offers in Region of £895,000**

**DESCRIPTION**

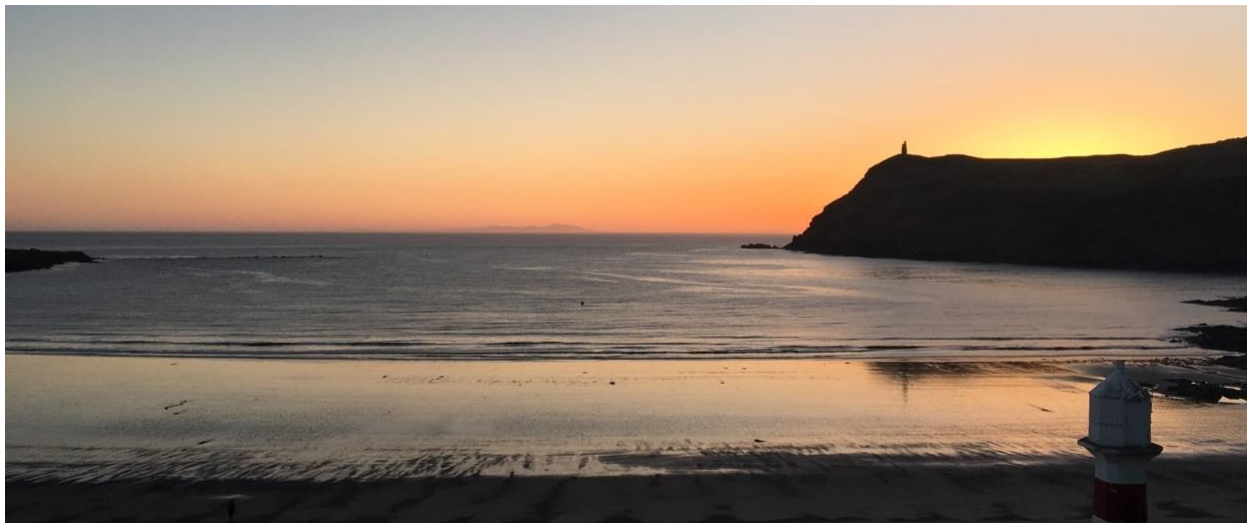
Black Grace Cowley are pleased to offer the former Grosvenor Hotel which is situated on Port Erin Upper Promenade with panoramic views over Port Erin Bay, Bradda Head and Mull Hill. This represents an excellent opportunity to acquire a development site with existing planning consent in a prime location. Planning Approval has been granted to demolish the existing hotel and build an apartment block containing fifteen units for either residential or tourist use with associated parking.

Please see Planning Application: 14/00100/B at Isle of Man Government website.

<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=14/00100/B>

**LOCATION**

Travelling from the centre of Port Erin on Station Road continue up the Upper Promenade where Grosvenor Hotel can be found on the right hand side on the corner of Bay View Road identified by our For Sale board.



These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

**TENURE:** Freehold

**VACANT POSSESSION:** Vacant possession on completion of purchase.

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWING:** Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley** on 01624 645550.

**Indicative Images:**

