

COMMERCIAL DEVELOPMENT LAND

Approx 2.45 acres
Balthane Industrial Estate
Ballasalla



Price: Offers in excess of £950,000 exclusive
Possession: Vacant possession on completion
of purchase

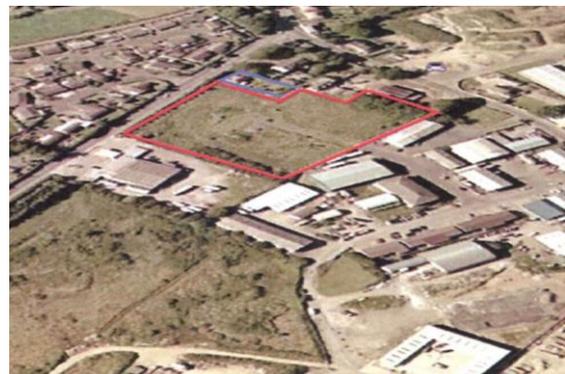
An opportunity to acquire a parcel of approximately 2.45 acres or thereabouts of commercial development land located between existing industrial units in the Balthane Industrial Estate and the main road leading from Ballasalla to Ronaldsway Airport. It is understood that the land is zoned for industrial development and that it previously had planning permission in principle for 6 industrial units. The site has potential for a number of alternative uses subject to planning consent being obtained.

LOCATION

Travelling through Ballasalla towards Ronaldsway Airport continue over the steam railway line and follow the main road around to the right where this parcel of land will be seen on the left immediately before the Total petrol station/convenience store. It can be approached by turning off the main road into the Balthane Industrial Estate and by taking the first turning on the right, past the estate office, and right at the former Jason Griffiths Motorcycles. The parcel of land is straight ahead.

LAND

Approx 2.45 acres or thereabouts bounded by the main road (Douglas Road), the Total petrol station and the Balthane Industrial Estate.



For identification purposes only – Not to be relied upon

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.

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