

On Behalf of the Isle of Man Government

FOR SALE/TO LET

Parcel of Land including Three Sheds and Compound Gob e Volley Depot Quarry Bends

Leasehold
£17,500 pa, exclusive

Freehold Guide Price:
£200,000, exclusive

BEST AND FINAL BIDS BY CLOSE OF BUSINESS
FRIDAY 18TH DECEMBER 2015



DESCRIPTION

A unique opportunity has arisen to either lease or purchase this parcel of land which houses three sheds. The sheds offer a mix of office accommodation and storage with both up and over doors and pedestrian access, Shed 2 also benefits from a mezzanine level. There is a separate WC block on the plot.

LOCATION

Driving from Kirk Michael into Ballaugh, over Ballaugh Bridge continue on past The Wildlife Park. A large lay-by is clearly visible on the right hand side and the Former Forestry Board Depot is found approximately 150 yards past this identifiable by our To Let 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 DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

ACCOMMODATION

Shed 1 – approx 33’x 49’4” - 1,628 sq ft

Single storey, brick built unit with UPVC double glazing and new roof; comprising storage space and offices, manual up and over door with pedestrian wicket gate, single phase electrics.

Shed 2 – approx 60’2” x 30’2” – 1,814 sq ft

Agricultural building built of steel profile sheet cladding comprising open plan space with mezzanine level, 2 sliding doors (W 14’6 x H 13’9) and single phase electrics.

Shed 3 (Nissan Hut) – approx 40’ x 20’10” – 833 sq ft

Single Storey unit with solid concrete floors and double doors (W 12’8”), separate power supply.

Separate WC block comprising sink unit and WC with a hot water supply.

PLANNING REFERENCE

Reference: 15/00888/LAW

CERTIFICATE OF LAWFUL USE

“The use of the Gob e Volley Depot and the associated curtilage as defined in red on the site plan reference 01 received on 08 August, 2015 as an operational base and depot for forestry and/or land management activity undertaken off site including: Storage of timber and construction materials associated with forestry and/or land management activity: Storage and maintenance of vehicles, plant and machinery associated with forestry and/or land management activity: Ancillary office accommodation.”

VIEWING

Onsite – by arrangement through the Agents, **Black Grace Cowley**.

FURTHER INFORMATION

For further details contact the Sole Agents, Black Grace Cowley.

