

**ASKING PRICE**

**£695,000**

## THE DETAILS



**Plot 1, The Quadrant**  
**Phildraw Road, Ballasalla**  
**£695,000**

**call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details**

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645 555

**a:** 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



# Plot 1, The Quadrant, Phildraw Road, Ballasalla



# Plot 1, The Quadrant, Phildraw Road, Ballasalla







PROPERTY DETAILS FOR

# Plot 1, The Quadrant, Phildraw Road, Ballasalla

## THE DESCRIPTION

- Plot 1 extends to approx 1.43 acres (5,772 sq.m)
- Currently comprises a detached dormer bungalow extending to approx 7,000 sq.ft (630.32 sq.m)
- Planning approval has been granted for the demolition of the existing property and the construction of a replacement detached executive home
- Detailed information can be provided together with copies of the planning drawings including site/location plan, elevations and floor plans

## THE PROPERTY

### DIRECTIONS

Leave Douglas town centre via the Quarterbridge roundabout taking the new Castletown Road to the South. Continue through Santon and upon entering Ballasalla turn right at the mini roundabout, turning right again at the 2nd mini roundabout onto Crossag Road. After approximately 400 metres turn left onto Phildraw Road and after approx half a mile a private entrance will be found on the left hand side.

### PLOT 1

Plot 1, extends to approx 1.43 acres (5,772 sq.m) and currently comprises a detached dormer bungalow extending to approximately 7,000 sq.ft (650.32 sq.m). Planning approval has been granted for the demolition of the existing property and the construction of a replacement detached executive home. Detailed information can be provided together with copies of the planning drawings including site/location plan, elevations and floor plans.

### PLOT 1 PLANNING APPLICATION INFORMATION

PA 19/00536/B

### SERVICES

Mains water, electricity and private drainage are installed. Oil fired central heating. uPVC double glazing.

### TENURE

The tenure is freehold.

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## VIEWINGS

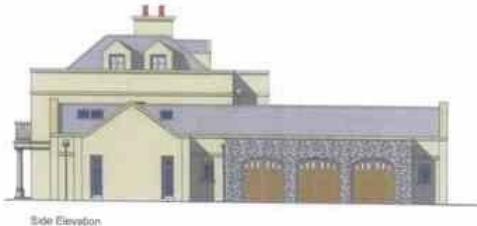
By appointment through the Agent, Black Grace Cowley.

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**FLOORPLAN**

(03) PLANNING



**EXTERNAL FINISHES**

- WALLS: External Brickwork, Red Brick, Painted in White
- ROOF: Pitched, Slate, Grey
- CEILING: White, Plaster
- FLOORING: Ceramic Tiles
- PAINTWORK: External, White, Emulsion
- INTERNAL: White, Emulsion
- WOODWORK: White, Painted
- GLASS: Clear, Double Glazed
- IRONWORK: Black, Painted
- CONCRETE: Grey, Painted
- PAVING: Grey, Slate

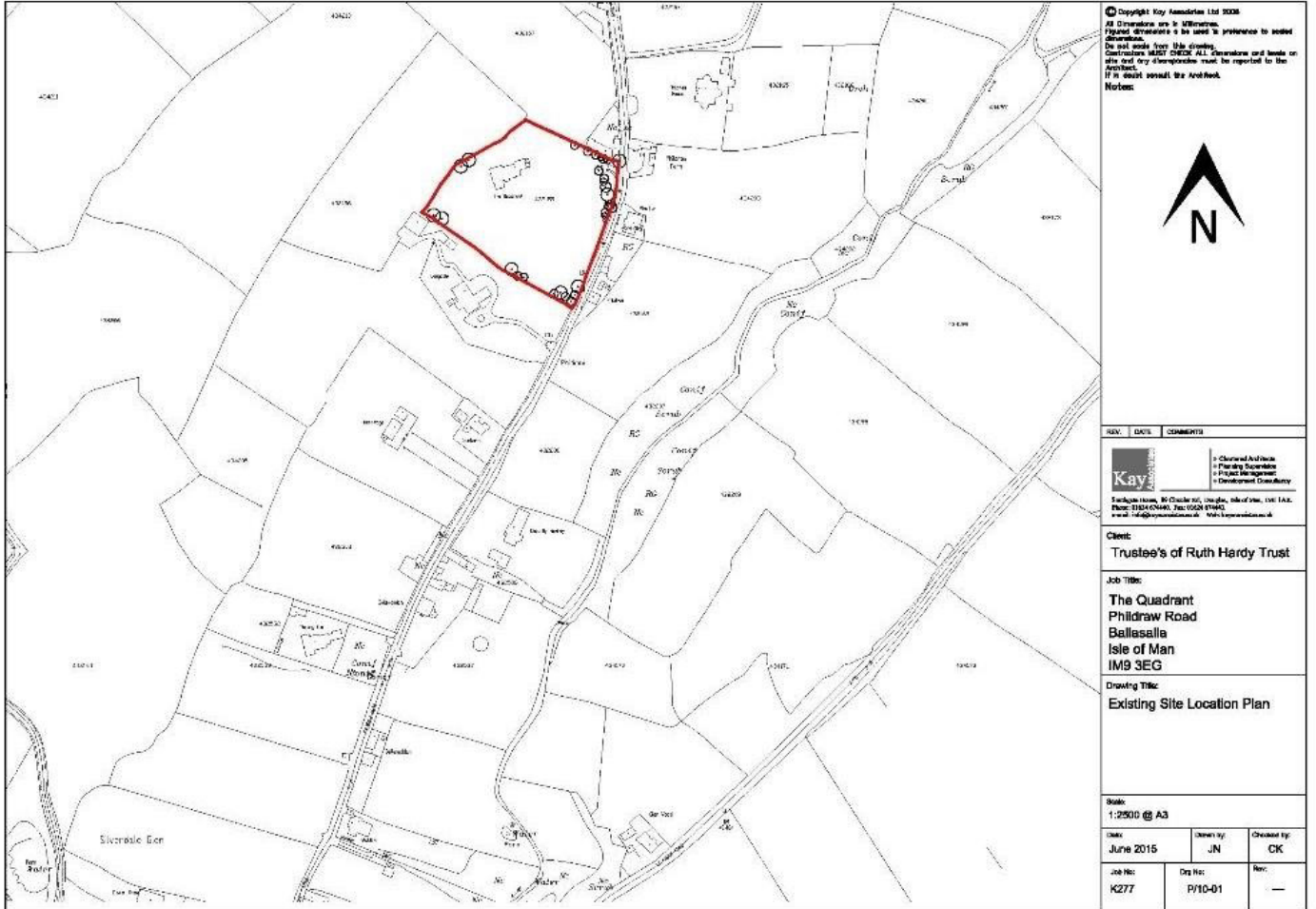
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NO.	DESCRIPTION	DATE	DESIGNER	REV.
01	Initial Design	07/05/2019	Gary Blackham	1
02	Final Design	07/05/2019	Gary Blackham	1

PROJECT TITLE: Proposed Elevations - Replacement Dwelling  
DRAWING NO: 329



**SITE PLAN**



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All Dimensions are in Millimetres.  
Figural dimensions to be used in preference to verbal dimensions.  
Do not scale from this drawing.  
Contractors MUST CHECK ALL Dimensions and levels on site and any discrepancies must be reported to the architect.  
If in doubt, consult the Architect.  
Notes:



REV. DATE COMMENTS

**Kay**  
Chartered Architects  
Planning Supervisors  
Project Managers  
Development Consultants  
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Client:  
Trustee's of Ruth Hardy Trust

Job Title:  
The Quadrant  
Phildraw Road  
Ballasalla  
Isle of Man  
IM9 3EG

Drawing Title:  
Existing Site Location Plan

Scale:  
1:2500 @ A3

Date: June 2015	Drawn by: JN	Checked by: CK
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Job No: K277	Drawn by: PJ10-01	Rev: —
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# SITE PLAN

