

# FOR SALE

**SALE & LEASEBACK INVESTMENT OPPORTUNITY – OIRO £405,000**

## Killane Mill, Ballaugh, Isle of Man, IM7 5BB



- Detached 3 double bedroom house with quadruple garage on good size plot of land.
- Beautiful views looking out to sea.
- Historical detached former mill dating back to c.1504.
- Planning in principle for the erection of a replacement dwelling in 2010, which has since elapsed.
- In need of refurbishment / modernisation.
- Quoting price based on a estimated house price of £495,000, minus £90,000 (5 years rent up-front at £1,500 per calendar month).

Over/...

## DESCRIPTION

Historical detached former mill dating back to c.1868. Various alterations and extensions have been added over the years, along with a sea defence in c.1991. Planning in principle for the erection of a replacement dwelling in 2010, which has since elapsed.

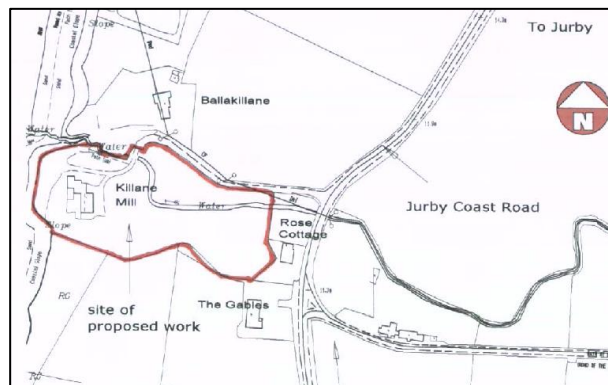
Good size plot of land that has Killane River meandering through, with beautiful views looking out to sea. Shared long driveway from the main road and a public footpath to the right of the gated entrance leading down to the beach.

Property has 3 double bedrooms at lower ground floor level with a jack and jill bathroom. The ground floor houses a large lounge which opens out into a secluded BBQ patio, kitchen with aga cooker / hot water & oil central heating system, dining area, porch, family size bathroom, study, utility room, art studio and quadruple garage which houses the oil tank with potential for attic conversion / extension above subject to planning and building control approval. Due to the location of the property it is connected to a septic tank, as opposed to mains.

Property is in need of refurbishment / modernisation.



## LOCATION



## TENURE

Proposal for a sale and leaseback in order for the existing owners to remain in occupation for the remainder of their lives.

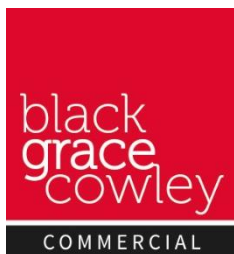
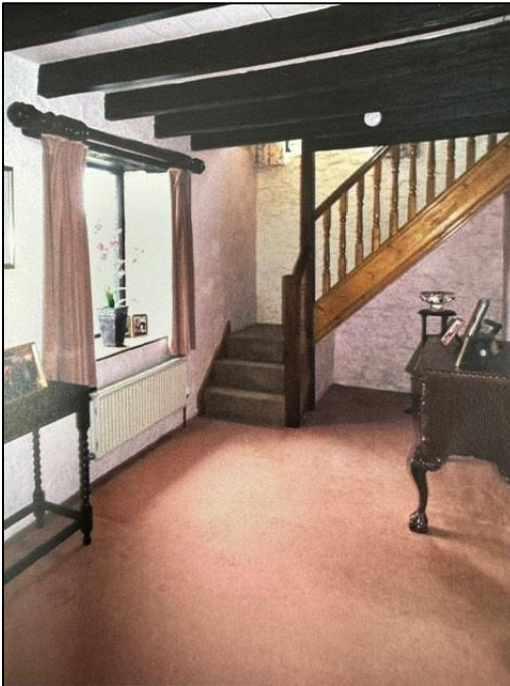
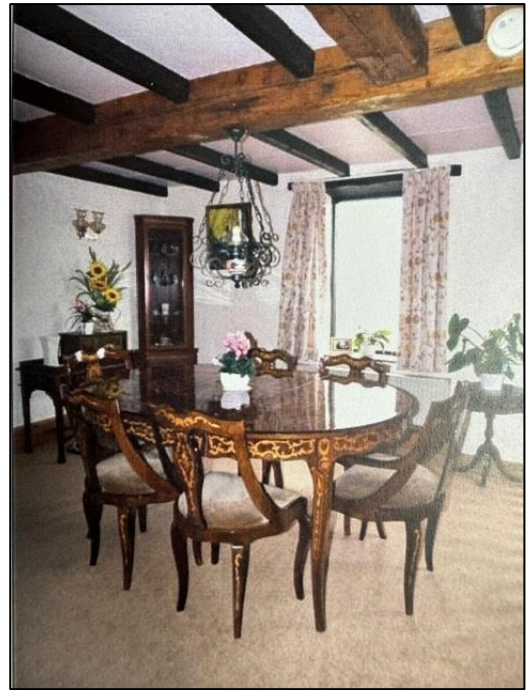
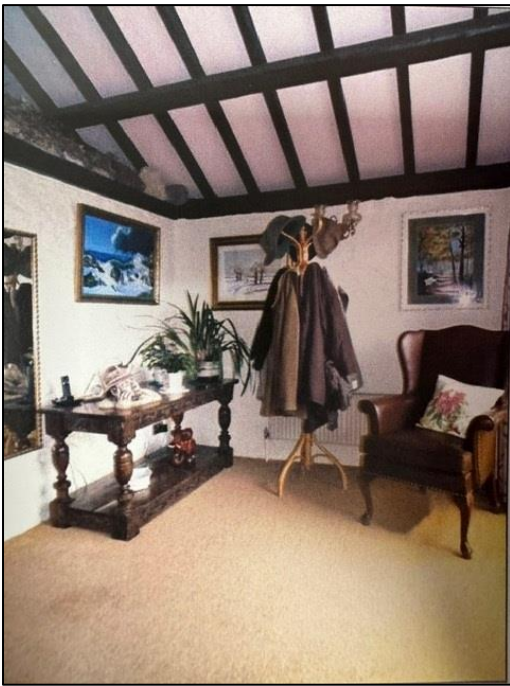
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley** as sole agents.





**Ben Quayle**  
Commercial Director  
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KILLANE MILL, KILLANE, BALLAUGH  
 TOTAL APPROX. FLOOR AREA 2651 SQ.FT. (246.2 SQ.M.)  
 While every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metapho 1/2011



BASEMENT LEVEL  
 APPROX. FLOOR  
 AREA 832 SQ.FT.  
 (77.3 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1819 SQ.FT.  
 (169.0 SQ.M.)