

# FOR SALE



**DEVELOPMENT OPPORTUNITY – £225,000 excl. – Approximately 836 sq ft**

Baldrine Methodist Church, Main Road, Baldrine, IM4 6DF



- Opportunity to purchase a 'one-of-a-kind' historical property with potential conversion to residential, (subject to planning permissions).
- Located on one of the main arterial coastal routes from the North of the Island to the Capital, Douglas.
- Distinctive and charming architectural design with partially filled, stained glass arch windows.
- Tranquil scenic views of the Islands famous 'Manx Electric Railway'.

Over/...



## DESCRIPTION

Built in 1884, Baldrine Methodist Chapel boasts a distinctive character with an attractive, charming appeal for those seeking a property with a distinctive, unique living space. The property is currently arranged over one floor with a suspended ceiling, but is believed to have a pitch pine, vaulted ceiling. Potential for a mezzanine level/conversion (stpp).

## LOCATION

Travelling out of Onchan on the main road towards Laxey, The Chapel can be found on the right-hand side before the road descends into Baldrine Village.

## ACCOMMODATION

Approximately 836 sq ft

- Open Plan Church Hall

## SERVICES

Whilst electricity is installed – There is no water, drainage, sewerage, or gas coming into the property at present.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley**.



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