



ASKING PRICE / Offers Over

**£1,600,000**



## THE DETAILS



**Clypse Mooar Farm**

**Onchan**

**£1,600,000 - Offers Over**

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

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PROPERTY DETAILS FOR  
**Clypse Mooar Farm, Onchan**





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# Clypse Mooar Farm, Onchan





PROPERTY DETAILS FOR

# Clypse Mooar Farm, Onchan

## THE DESCRIPTION

- Located immediately to the north of Onchan
- Short drive from the city of Douglas
- Substantial rural enterprise with two dilapidated and vacant residential dwellings and associated ancillary buildings
- Land holding extends to approximately 176 acres including the land immediately surrounding the residential dwellings
- Clypse Mooar Farmhouse, detached stone-built farmhouse with an attached barn and range of nearby outbuildings
- Clypse Lodge, two storey kit form building
- Farm Buildings, include accommodation extending to approx. 22,750 sq.ft
- Agricultural Land extending to approx. 176 acres

For more details please contact Black Grace Cowley

## THE PROPERTY

### LOCATION

Clypse Mooar Farm is located immediately to the north of Onchan in the east of the Isle of Man, a short drive from the city of Douglas where the main business activities are generally located. The surrounding area is predominantly rural with adjoining land in agricultural use, most given over to agriculture with a scattering of residential dwellings and some very small residential developments.

The property is close to the Clypse reservoir and close to the Isle of Man TT circuit.

### DESCRIPTION

Clypse Mooar Farm comprises a substantial rural enterprise with two dilapidated and vacant residential dwellings and associated ancillary buildings.

The land holding extends to approximately 176 acres including the land immediately surrounding the residential dwellings.

The property comprises the following;

### CLYPSE MOOAR FARMHOUSE

A detached, stone-built farmhouse together with an attached stone barn and a range of nearby outbuildings.

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The property has had the benefit of detailed planning consent for the demolition of the existing buildings and replacement with a new dwelling. This consent has now lapsed.

### CLYPSE LODGE

A detached, two storey timber kit form building in a natural boundary extending to approximately 1.13 acres.

The property had planning consent for demolition and replacement with a new detached dwelling. This consent has now lapsed.

### FARM BUILDINGS

There is a cluster of farm buildings on the property. They include accommodation extending to approximately 22,750 sq.ft / 2,114 sq.m and comprise a mix of steel & concrete framed agricultural big sheds clad in metal or sheeting. The properties are in a dilapidated state.

### AGRICULTURAL LAND

Excluding the plot at Clypse Lodge, the land holding extends to approximately 176 acres and is mainly laid to grass for cattle and sheep grazing. Within the area of land there is a significant wooded glen with its own watercourse.

### VIEWINGS

Strictly by appointment through the sole agent, Black Grace Cowley.

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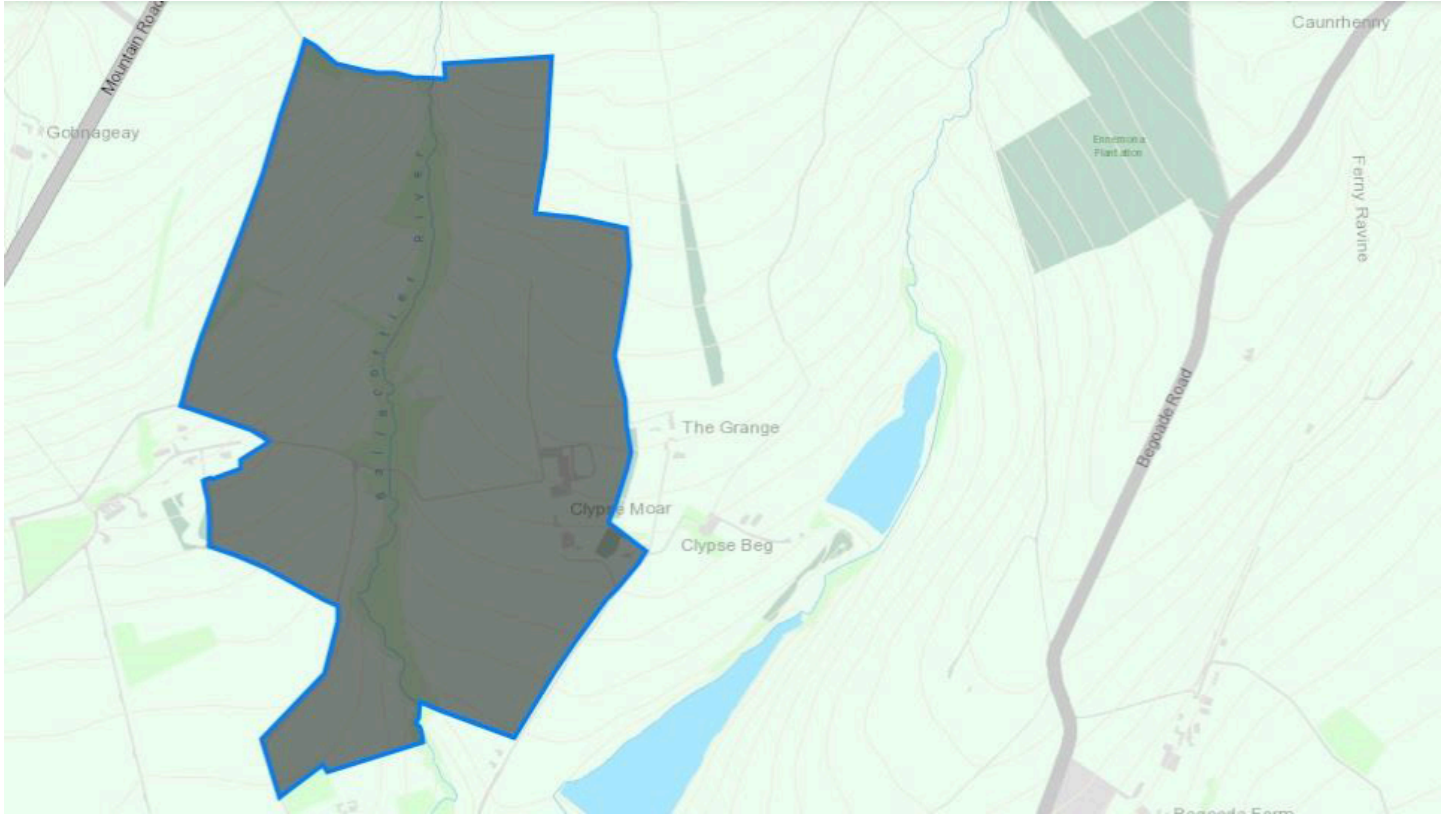
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## SITE PLAN





## SITE PLAN





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