



ASKING PRICE / Offers in Excess of

£1,300,000



THE DETAILS



Ardane

Ballamenagh Road, Baldrine

Offers in Excess of £1,300,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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

Ardane, Ballamenagh Road, Baldrine



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PROPERTY DETAILS FOR

Ardane, Ballamenagh Road, Baldrine

THE DESCRIPTION

- A unique and very rare opportunity to acquire a building plot and development site
- Elevated coastal position with sublime sea and countryside views in approx. 26 acres
- Very private rural position
- Detailed planning permission approved
- Viewing Strictly by Appointment

THE PROPERTY

Black Grace Cowley are proud to present this unique and very rare opportunity to acquire Ardane, a fabulous building plot in an elevated coastal position with sublime sea and countryside views.

Ardane is located overlooking Groudle on the Island's east coast and is nestled in approximately 26 acres of private land. Accessible via a gated entrance and private driveway, this unique development site has detailed planning approval for alterations and additions to the existing dwelling and has the benefit of a historic detailed approval for a large, high value replacement property with associated equestrian facilities and landscaping.

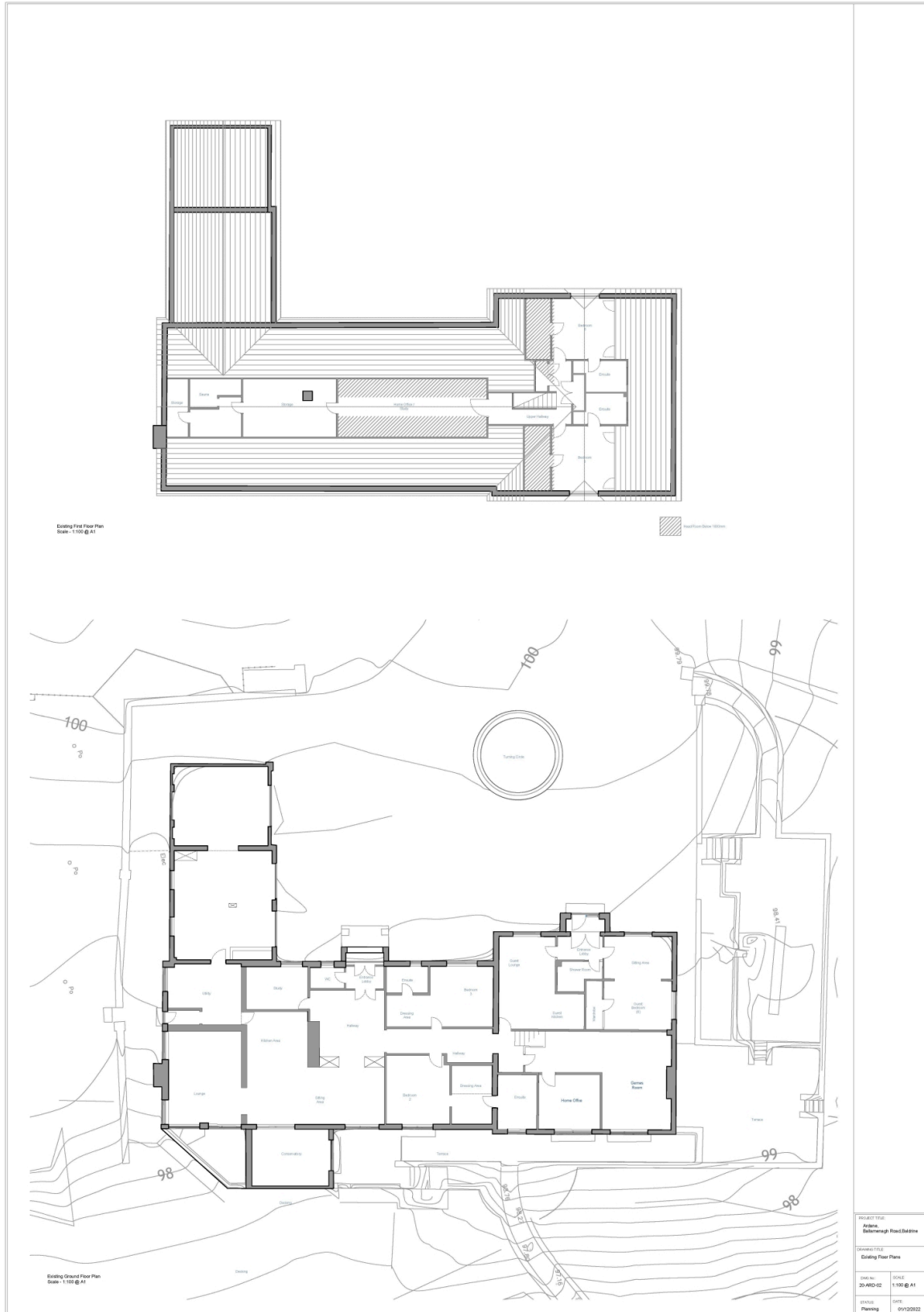
The site has broad appeal and does provide additional opportunities for an alternative more bespoke scheme to be constructed, subject to the requisite consents and approvals.

Viewing is highly recommended, and strictly by appointment via the sole agents, Black Grace Cowley.

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FLOORPLAN



SITE PLAN





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Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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