

PRIME DEVELOPMENT SITE FOR SALE

The former Barford Engineering
and Olive Court (now Gena's Dance Studio)

Ramsey Road | Peel | Isle of Man | IM5 1UR

3.42 acres
1.39 hectares

Planning approval
22/00410/A



Periwinkle Bay

Situated within one mile of the centre of **the thriving west coast Isle of Man town of Peel**

Approximately 11 miles from the Island's Capital, Douglas



Site Highlights

- » Well located close to Peel Town Centre and amenities
- » Benefit of planning permission for residential development
- » Section 13 agreement agreed and entered into
- » Level site
- » New waste sewerage facility for Peel nearing completion
- » Thriving Isle of Man economy

Offers are invited from interested parties to purchase the freehold land and property with vacant possession

Description

The town centre site formerly occupied by Barford Engineering (building now demolished) and currently part occupied by Gena's Dance Studio whose lease is due to expire in 2027.

The site extends in total to approximately 3.42 acres of previously developed land and mature boundaries.

In 2025 the landowner demolished the former factory building leaving the site ready for development.

Planning

There is an extant planning approval on the site: 22/00410/A for the approval in principle for residential development with all matters reserved except position of access.

A Section 13 agreement linked to the approval has been entered into by the landowner.

A detailed reserved matters planning submission must be made before development can commence.

The access road into the site is adopted and subject to formal approval. The line and format of this can be changed to suit any new development proposals.



Vacant site, factory demolished 2025



Fomerly Olive Court (now Gena's Dance Studio)

Further information

Services

Services mains water and electricity and drainage are available to the site

Legal Costs

Each party are to bear their own legal costs.

VAT

The property is elected for VAT.

Anti money laundering

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.

VIEWING

Strictly by appointment with the sole agent.

Tom Bromwich

tom.bromwich@bromwichhardy.com

+44 7718 037 150

Note

Please note that this remains an operational dance studio. No access shall be permitted on site without prior approval and accompaniment.



Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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