

Outstanding Residential Development Opportunity



Land at Foxdale, Isle of Man

LOCATION

Foxdale village is a popular residential area with some recently built small estates.

The land is situated to the south of Springfield Terrace, near the centre of the village and 300 meters from Foxdale primary school.

The area has excellent road links to the east, west and south of the island.

The site is situated around 7 miles from Douglas and around 6.5 miles to Peel.

There are several public recreational spaces nearby including South Barrule, Archallagan and Stoney Mountain plantations.



DESCRIPTION

The land has a total site area of approximately 8.12 acres as shown edged in red and blue on Plan A.

Plan A



TENURE

The site is to be sold freehold.

LAND REGISTRY FEES

There is no Stamp Duty Land Tax on the Isle of Man, but there will be a charge for registering the conveyance at the Government Registry. Prospective purchasers are recommended to obtain professional advice concerning the establishment of Isle of Man resident companies, taxation matters and registration of title costs.

FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact either:-

Thomas Chapman trc@chapman.im 01624 623127

David Sharp dbs@chapman.im 01624 623778



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Chapman nor any joint agent or employee has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2025. Subject to Contract.

PROPOSAL

Unconditional offers are sought for the freehold interest on a subject to contract only basis. The vendor does not undertake to accept the highest or any offers received.

TECHNICAL INFORMATION

An electronic folder of documents comprising the available technical information is available to interested parties.

VIEWING ARRANGEMENTS

Please contact us to arrange an inspection of the site.

