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New House (Plot), Erin Rise, Port Erin, IM9 6FF  
**Asking price £200,000**



## New House (Plot), Erin Rise, Port Erin, IM9 6FF

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Superb building plot located in an elevated position on a desirable development, enjoying fabulous rural and distant sea views over Port Erin and towards Port St Mary. Planning permission in place for a 1,582 sq ft modern detached property. Accommodation would comprise living room, open plan dining kitchen, cloakroom and 2 double bedrooms, both with en-suite bathrooms, on the ground floor. On the lower ground floor would be 2 further double bedrooms, both with en-suite facilities, and utility room. Planning Application 23/00539/B.



## **LOCATION**

Travelling out of Port Erin along Station Road, turn right at the Chapel into Droghadfayle Road, continue over the level crossing and turn left into Erin Way. Continue ahead up the hill and turn left into Erin Rise. The building plot is on the left hand side.

## **VIEWING**

STRICTLY BY APPOINTMENT ONLY through the Agents, Chrystals, Port Erin.

## **SERVICES**

No services on plot. Accessible from Erin Rise.

## **TENURE**

Freehold.

## **POSSESSION**

Freehold. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements

contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



**SOUTHWEST ELEVATION**  
1:100



**SOUTHEAST ELEVATION**  
1:100



**NORTHWEST ELEVATION**  
1:100



**NORTHEAST ELEVATION**  
1:100

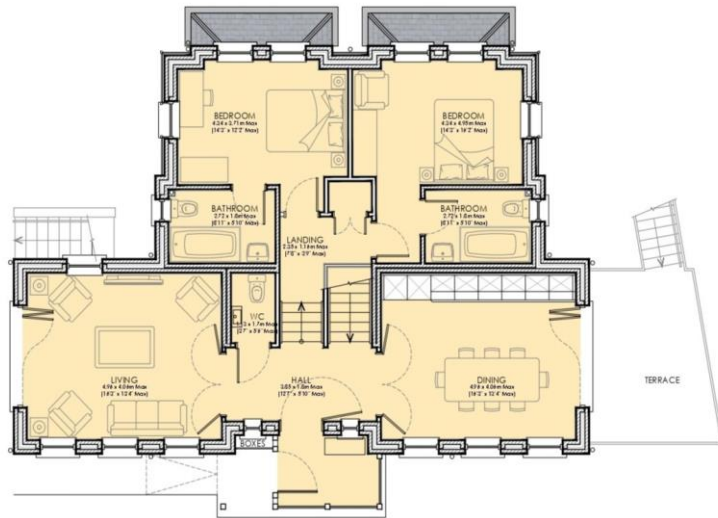
## GROUND / FIRST FLOOR



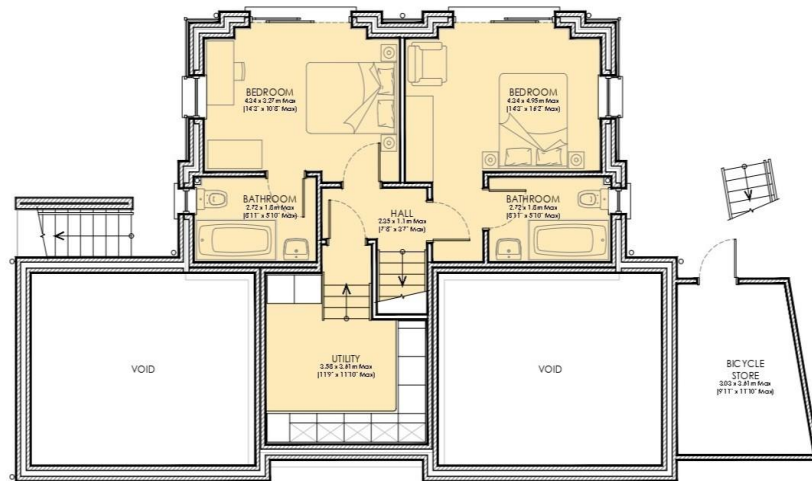
## LOWER GROUND FLOOR / BASEMENT







**UPPER GROUND FLOOR**  
1:100 GIA: 92.73m<sup>2</sup>



**LOWER GROUND FLOOR**  
1:100 GIA: 53.96m<sup>2</sup>



Since 1854



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