

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100
Email: commercial@chrystals.co.im

FOR SALE
EXCELLENT REDEVELOPMENT OPPORTUNITY
8 Derby Square, Douglas
Isle of Man, IM1 3LS
Asking price: £795,000



- Close to the town centre and enjoys superb rear views over Douglas Bay
- Property is in need of some modernisation and renovation
- 3 reception rooms, 4 bedrooms, 2 bathrooms with one en-suite, kitchen, utility, conservatory, 2 garages and workshop
- Residential planning permission for the demolition of existing buildings and construction of four duplex apartments.

Description

An excellent opportunity to purchase an extended Victorian town home in a quiet highly sought after residential area in Derby Square. The property comprising of 3 reception rooms, 4 bedrooms, 2 bathrooms with one en-suite, kitchen, utility, conservatory and garage. In addition is a 1,200 sq ft warehouse and detached garage.

Viewing

The property is in need of modernisation and renovation.

Residential planning permission for the demolition of existing buildings and construction of four duplex apartments. Further permissions may be available subject to planning.

Planning reference numbers:

17/01031/GB

17/01031/CON

Viewing highly recommended.



Location

From the sea terminal travel along the promenade and take a left turning on to Broadway. Take the first left onto Derby Road then again into Derby Square where the property can be seen on your left hand side.



Accommodation

The property currently comprises;

Large 4 bedroom detached dwelling with 2 bathrooms, 3 reception rooms and kitchen. Primarily double glazed with oil fired central heating.

Large summer house with delightful mature garden to the front.

Garage/workshop - 1,200 sq ft over two floors.



Services

All mains services connected.

Possession

Vacant possession on completion of all legal formalities.

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. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.