

Retail  
Development  
Industrial  
Investment  
Office



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# FOR SALE BUILDING PLOT

Pro Tem, Ballamodha Straight, Ballasalla,  
Isle of Man, IM9 3AY  
Asking price: £175,000



- Development opportunity
- Countryside views
- Permitted planning permission for the refurbishment and extensions of existing Tholtan
- Planning permission ref: 19/01290/B

## Description

A rare chance to secure a substantial plot of 0.34 acres, perfectly positioned on the highly sought-after Ballamodha Straight, enjoying uninterrupted panoramic countryside views. This enviable location strikes the ideal balance between rural tranquillity and modern convenience, situated just a short drive from the airport and key amenities.

Planning permission (Ref: 19/01290/B) has been granted for the refurbishment and extension of the existing Tholtan to create a thoughtfully designed 2 bedroom residence, complete with newly approved access arrangements. The

planning has been officially activated with the installation of the new driveway and access, offering buyers immediate development potential.

Whether you're envisioning a charming countryside retreat, a bespoke home project, or a strategic investment, this site delivers the space, setting, and flexibility to make your vision a reality.

## Location

Travelling from Ballasalla along the A3 Ballamodha Straight towards Foxdale. Continue past the junction with Bayour Road and the plot can be found on the right hand side on the next left turn.

## Services

Mains water, electricity and drainage to be connected.

## Possession

On completion of legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

