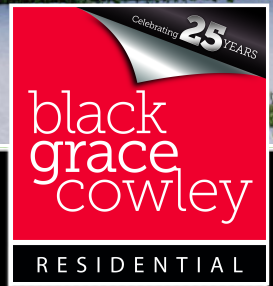




ASKING PRICE

£950,000



## THE DETAILS



5



6



6



The Quadrant  
Phildraw Road, Ballasalla  
£950,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

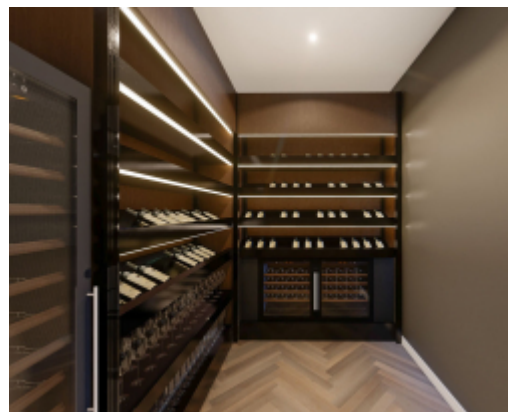
e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR  
**The Quadrant, Phildraw Road, Ballasalla**



PROPERTY DETAILS FOR  
**The Quadrant, Phildraw Road, Ballasalla**



PROPERTY DETAILS FOR  
**The Quadrant, Phildraw Road, Ballasalla**



PROPERTY DETAILS FOR  
**The Quadrant, Phildraw Road, Ballasalla**



PROPERTY DETAILS FOR  
**The Quadrant, Phildraw Road, Ballasalla**



# The Quadrant, Phildraw Road, Ballasalla



## THE DESCRIPTION

- Consented development opportunity offers detailed planning permission for a substantial detached residence
- Situated in one of the Isle of Man's most sought after village and offers a tranquil semi rural setting
- Approx 9,500 sq ft over 2 floors of superior open plan living
- Breakfast Kitchen, Family Area, TV Room, Cinema Room, Wine Store, Gym and Shower Room
- Master Bedroom, En Suite with Dressing Room and private south facing balcony
- 4 further En Suite double Bedrooms, Mezzanine area with southerly countryside views
- Guest Suite comprising Bedroom, Bathroom, Living and Kitchen accommodation and private balcony
- Double Garage with ample off road parking
- The plot size is approximately 1.6 acres

## THE PROPERTY

### DIRECTIONS

Leave Douglas town centre via the Quarterbridge roundabout taking the New Castletown Road to the South. Continue through Santon and upon entering Ballasalla turn right at the mini roundabout, turning right again at the 2nd mini roundabout onto Crossag Road. After approximately 400 metres turn left onto Phildraw Road where the site will be observed after approximately half a mile on the left hand side.

### BUILDING PLOT

Superb and rare opportunity to purchase a very unique 1.6 acre plot with planning permission and building regulation approval for a magnificent executive detached mansion house with a total square floor area of approximately 9,500 sq. ft. set over 2 floors.

Incorporating the very latest energy saving solutions throughout, this unparalleled and exciting property portrays itself as a truly sophisticated 'smart home' for the future in a highly sought after location, providing easy access to all southern villages, the Island's airport, and equidistant journeys to the sunset city of Peel and the Island's capital, Douglas.

The proposed, extensive ground floor accommodation will include a superb double height glazed entrance hall, 5 excellent reception rooms, cloakroom, wine store, plant room, boot room, utility room, shower room, gym, double garage and garden store.





PROPERTY DETAILS FOR

## The Quadrant, Phildraw Road, Ballasalla

To the first floor there will be the luxurious master bedroom with balcony, en-suite bathroom and dressing room, separate guest bedroom with en-suite facilities and balcony, 2 further bedrooms, both en-suite and one with balcony.

For those welcome visitors, there will be a superb self-contained guest suite including sitting area, bathroom, kitchen, store room and bedroom with balcony.

The grounds of the proposed dwelling will include wonderful landscaped gardens, sweeping driveway leading to the property and superb views to the surrounding countryside.

Planning application number 17/00960/B.

# FLOORPLAN



○ GROUND FLOOR PLAN

## FLOORPLAN



⊕ FIRST FLOOR PLAN

PHILDRAW ROAD  
FIRST FLOOR PLAN  
v1.0



PROPERTY DETAILS FOR

# The Quadrant, Phildraw Road, Ballasalla

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

**a:** 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD