



ASKING PRICE

£399,000



## THE DETAILS



Ballasaig (Plot)

Dreemskerry, Maughold

£399,000

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



View from Dreemskerry Road  
As existing



# Ballasaig, Dreemskerry, Maughold





PROPERTY DETAILS FOR

## Ballasaig, Dreemskerry, Maughold

### THE DESCRIPTION

- Building plot sat in an elevated prime position in Maughold
- Panoramic sea views
- Full planning permission and building regulations approval (Application: 22/00025/B)
- Detached 4500 sq ft contemporary style home
- 4 Bedroom, 3 Bathroom home split over 3 levels
- Demolition order granted and asbestos removed from the Cottage
- Construction ready to start
- Set in 0.75 acres

### THE PROPERTY

Black Grace Cowley are pleased to offer Ballasaig, Maughold to the market. The plot has full planning permission and building regulations approved (Application number: 22/00025/B) for a 4500 sqft contemporary style home split over 3 levels. On the basement level, Garage for 2 cars, Utility room, plant room/store. On the ground floor, 4 bedrooms, 2 en suite and Family bathroom. On the 1st floor, Kitchen, Breakfast Room, Living Room, Snug and porch leading to the upper level access. Elevator access to all floors. Demolition order has been granted for the Cottage and the asbestos has been removed. Fully costed competitive tendering process completed by the current owners.

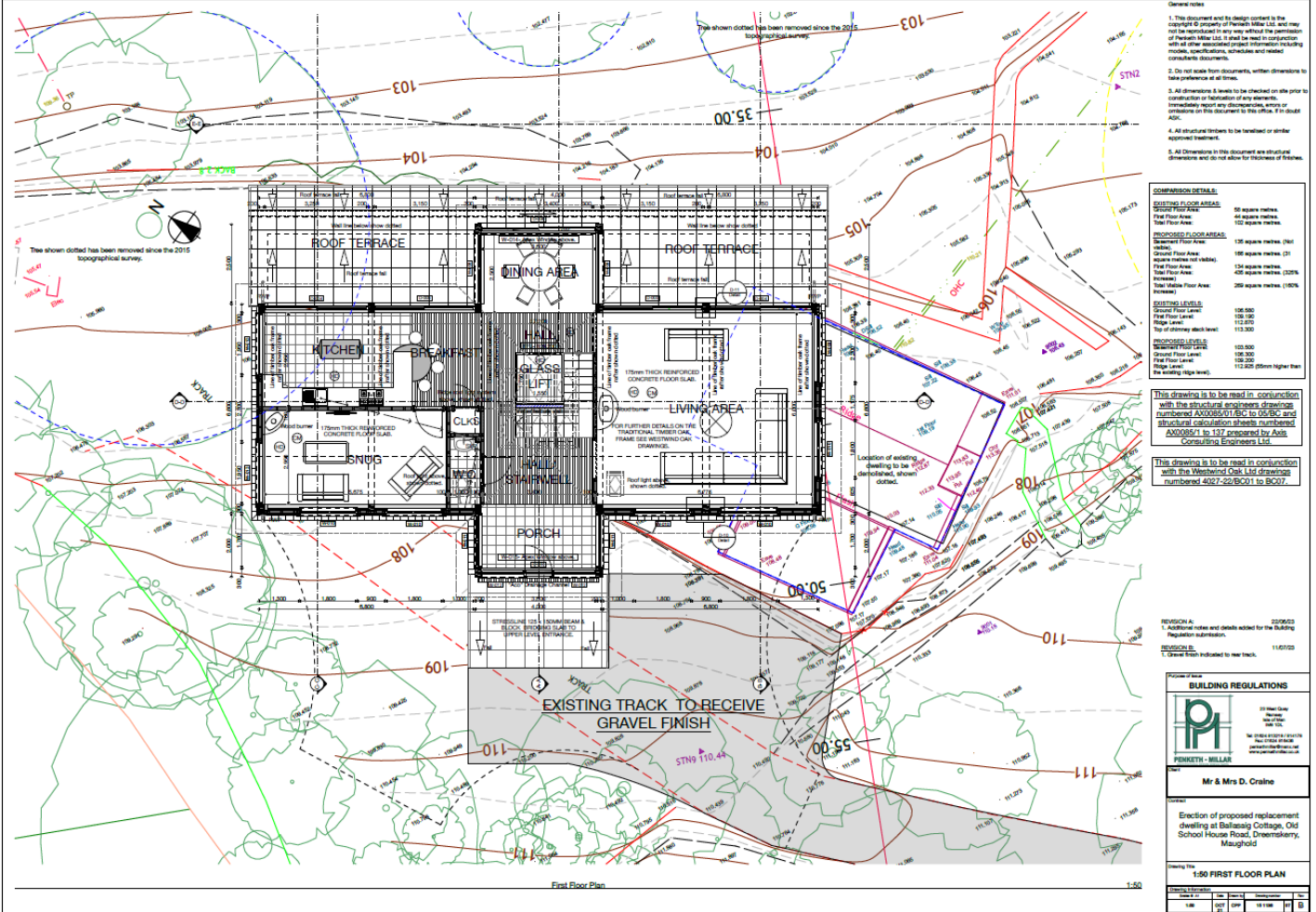
### DIRECTIONS

Travelling from Douglas via the Promenade to the North, continue along the Coast Road, through to Laxey towards Ramsey. Shortly before reaching Ramsey turn right onto the Dreemskerry Road signposted Maughold/Dreemskerry and continue for approximately 1 mile where Ballasaig is located on the right hand side before the turning to School House Road, and can clearly be identified by the Black Grace Cowley for sale board.

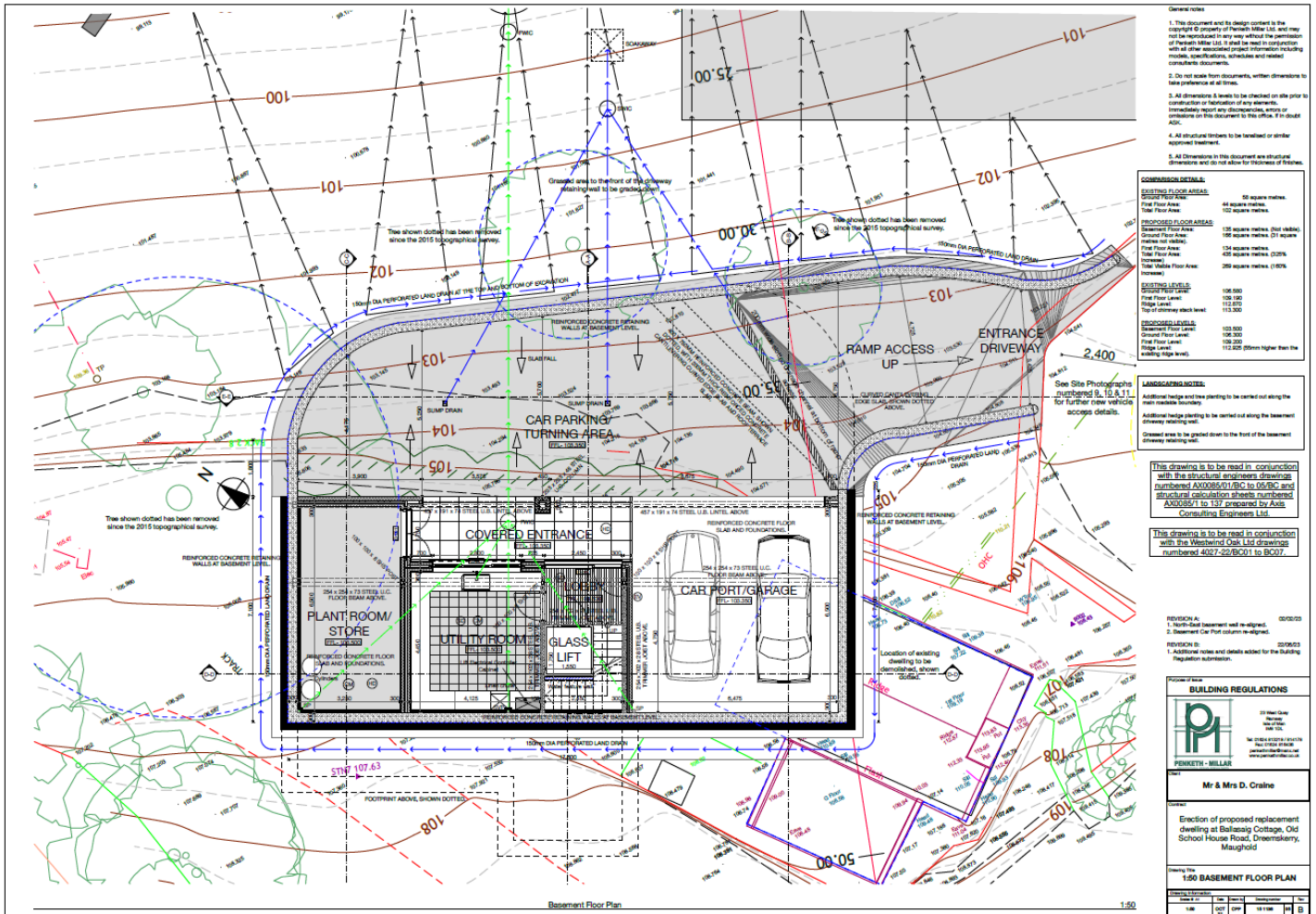
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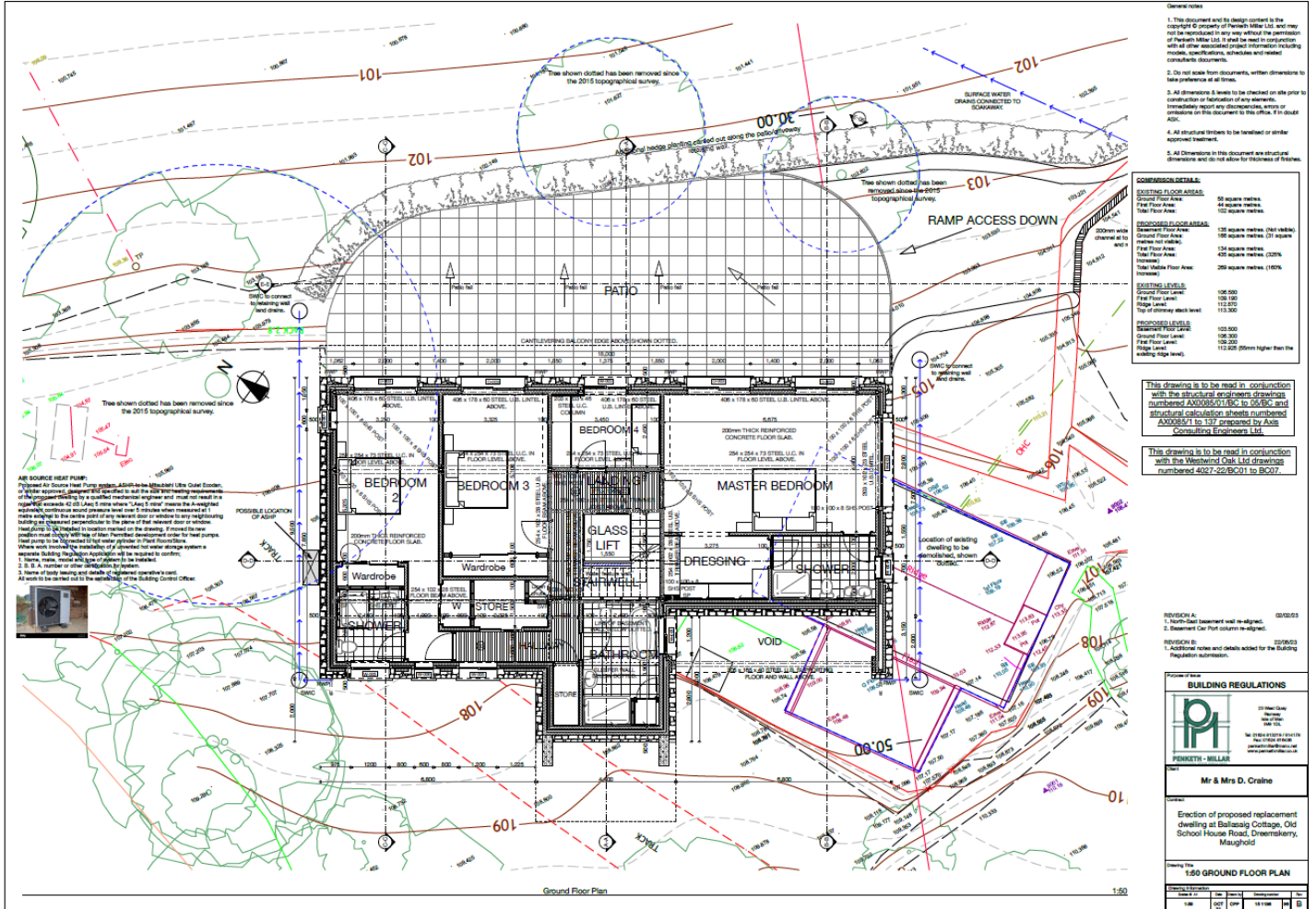
# FLOORPLAN



**FLOORPLAN**



**FLOORPLAN**



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4. All structural timbers to be treated or similar approved treatment.
5. All dimensions in this document are structural dimensions and do not allow for thickness of finishes.

**COMPARISON DETAIL:**

EXISTING FLOOR AREAS:	PROPOSED FLOOR AREAS:
Ground Floor Area: 80 square metres	Ground Floor Area: 132 square metres (164.00sqm)
1st Floor Area: 44 square metres	1st Floor Area: 105 square metres (131 square metres)
2nd Floor Area: 102 square metres	2nd Floor Area: 134 square metres
	3rd Floor Area: 422 square metres (225% increase)
	Total 1st Floor Area: 255 square metres (102% increase)

**EXISTING LEVELS:**

Ground Floor Level: 106.500
1st Floor Level: 108.100
Ridge Level: 112.000
Top of chimney stack level: 113.500

**PROPOSED LEVELS:**

Ground Floor Level: 103.500
1st Floor Level: 105.200
Ridge Level: 109.200
Top of chimney stack level: 112.025 (250mm higher than the existing ridge level).

This drawing is to be read in conjunction with the structural engineers drawings numbered AW005/01 to 147 and the structural calculation sheets numbered AW005/1 to 137 prepared by Aves Consulting Engineers Ltd.

This drawing is to be read in conjunction with the Wetherell Oak Ltd drawings numbered 4027-22/BC01 to BC07.

REVISION A: 1. Northward beam wall re-align. 00/00/03  
2. Basement Car Park column re-align.

REVISION B: 1. Additional notes and details added for the Building Regulation submission. 02/00/03

**BUILDING REGULATIONS**

Mr & Mrs D. Craine

Erection of proposed replacement dwelling at Ballasaig Cottage, Old School House Road, Dreemskerry, Maughold

Drawing Title: 1:50 GROUND FLOOR PLAN

NO.	DATE	BY	CHKD	APPD
1	02/02/2023	AW	AW	AW

**SITE PLAN**

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5. All Dimensions in this document are structural dimensions and do not allow for thickness of finishes.

**GROUND LINES/LEVELS ARE NOT SHOWN ON THESE 3D MODELS SEE ELEVATIONAL DRAWINGS FOR GROUND LINES/LEVELS.**

**REVISION A:**  
1. North-Cad basement wall re-align.  
2. Basement Car Port column re-align.  
DATE: 05/03/20

**REVISION B:**  
1. Additional notes and details added for the Building Regulation submission.  
DATE: 22/06/20

**Model 1:** 3D perspective view of the house showing the front elevation and driveway.

**Model 2:** 3D perspective view of the house showing the side elevation and driveway.

BUILDING REGULATIONS			
Drawn	Checked	Approved	Date
<b>Mr &amp; Mrs D. Craine</b>			
Erection of proposed replacement dwelling at Ballasaig Cottage, Old School House Road, Dreemskerry, Maughold.			
Drawing Title: <b>SECTION A-A &amp; 3D MODELS</b>			
Scale	Drawn	Checked	Date
1:50	PC	MR	22/06/20



**SITE PLAN**

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4. All structural timbers to be treated or similar approved treatment.
5. All Dimensions in this document are structural dimensions and do not allow for thickness of frames.

**1. Traditional Stonework:**  
The lower ground floor level would be finished externally in minimum 200mm thick traditionally laid Mans stone work. This will provide a solid base to the two storey elevation of the proposed dwelling, which will blend with its semi rural setting. This is demonstrated by viewing the property known as Ballasaig Barn from the public vantage points and how discreet this property is due to the use of traditional stone cladding for the external wall finish.

**2. Timber cladding:**  
The upper first floor level side and rear elevations would be finished externally in either burnt or natural timber cladding left to weather naturally to be laid vertical with an open joint detail. Again the use of natural and weathering materials to the upper floor level which will soften over time will greatly assist with bedding the proposed dwelling within its natural setting and creating less of a visual impact.

**3. Natural Roof Slates:**  
The roof would be finished externally in dark blue/grey natural roof slates. To provide a natural and dark appearance adding to the low visual impact.

**4 Traditional Oak Frame:**  
The upper first floor level would be constructed in a traditional oak frame with large glass lift panels to the south-west elevation. The oak frame will naturally weather over time and the large glass elements will reflect the surrounding natural landscape. Again this will assist with bedding the proposed dwelling within its semi rural natural setting when viewing the proposed dwelling from the public vantage points.

**5. Balustrade:**  
The edges of the upper Roof Terrace level and over the car park entrance area to be fitted with "Q-Railing", or similar approved, glass panel balustrades set in its proprietary tracks clamping brackets. This will provide un-interrupted views of from the proposed dwelling and up to the proposed dwelling when viewed further afield.

**BUILDING REGULATIONS**  
Mr & Mrs D. Crane  
Erection of proposed replacement dwelling at Ballasaig Cottages, Old School House Road, Dreemskerry, Maughold

**SCHEDULE OF FINISHES**

Room	Finish	Code	Notes
1.000	WALL	W1	Traditional Stone
1.000	CEILING	C1	Plaster
1.000	FLOOR	F1	Grass
1.000	ROOF	R1	Natural Slates
1.000	GLASS	G1	Timber Frame
1.000	GLASS	G2	Timber Frame
1.000	GLASS	G3	Timber Frame
1.000	GLASS	G4	Timber Frame
1.000	GLASS	G5	Timber Frame
1.000	GLASS	G6	Timber Frame
1.000	GLASS	G7	Timber Frame
1.000	GLASS	G8	Timber Frame
1.000	GLASS	G9	Timber Frame
1.000	GLASS	G10	Timber Frame



PROPERTY DETAILS FOR

# Ballasaig, Dreemskerry, Maughold

## Disclaimer

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