



ASKING PRICE / Offers in Excess of

£350,000



THE DETAILS



Liverpool Arms

Main Road, Baldrine

Offers in Excess of £350,000

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

PROPERTY DETAILS FOR
Liverpool Arms, Baldrine





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Liverpool Arms, Baldrine

THE DESCRIPTION

- This 19th-century public house and country inn is offered for sale with the benefit of planning consent for change of use to residential
- Occupying a prominent roadside location, the property offers attractive views of the local countryside, yet within easy reach of Douglas
- This property presents an exciting opportunity for refurbishment and/or redevelopment allowing for creative transformation and the realisation of its full potential
- The rear of the property provides for a substantial car parking area with the potential for alternative use and extends in total to somewhere in the region of 0.3 Acres
- A real opportunity for someone with vision to acquire a historic property providing over 2,700sqft of accommodation within good sized grounds **OFFERED FOR SALE WITHOUT COVENANT**

THE PROPERTY

DESCRIPTION

This unique property presents a rare chance to acquire a 19th-century Public House and Country Inn. The property boasts an expansive parking area and a paved seating space at the rear. Its versatile nature suggests potential for alternative usage, with planning consent already secured for a change of use from Public House to Residential Dwelling.

PLANNING

Application 20/00967/C has been approved following an appeal. This decision marks a transition from a Public House (class 1.3) to a residential property (class 3.3). Additional information is available on the IOM Planning Portal.

LOCATION

Travelling out of Onchan through Whitebridge towards Laxey, the property can be found in a prominent location as you enter Baldrine on the left-hand side, enjoying an attractive rural setting.

ACCOMMODATION

Ground floor: Approx. 1,269 sq ft First floor: Approx. 772 sq ft Managers Apartment: Approx. 427 sq ft
External Areas: Approx. 245 sq ft **Total Site Area: Approx. 0.3 acres**

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