

FOR SALE - LIVERPOOL ARMS

OFFERS INVITED IN THE REGION OF £350,000 FOR THE FREEHOLD

LIVERPOOL ARMS, MAIN ROAD, BALDRINE



- 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

please see over...

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.

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

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.



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SERVICES

We understand that mains water and electricity are connected to the property, Internal heating has been provided by oil fired central heating and cooking via two bulk gas storage tanks. Drainage is understood to be private.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES & VAT

Each party to pay their own legal fees. We understand that agreed sale price will be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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