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Development Plot 2 Glen Auldyn

Plot 2 comprises of approximately 1.4 acres, along the popular and well-located Glen Auldyn Road, just past the Milntown Estate and Gardens; making it within easy reach of Ramsey.

The plot benefits from being situated in a picturesque valley dominated by hilly surrounds, woodland and glens including:- Strooan ny Crawen & Skyhill (Scacafell); providing for a scenic Manx setting.

The site is fully serviced and has planning permission for a large architect designed property, unique in its appearance and design.

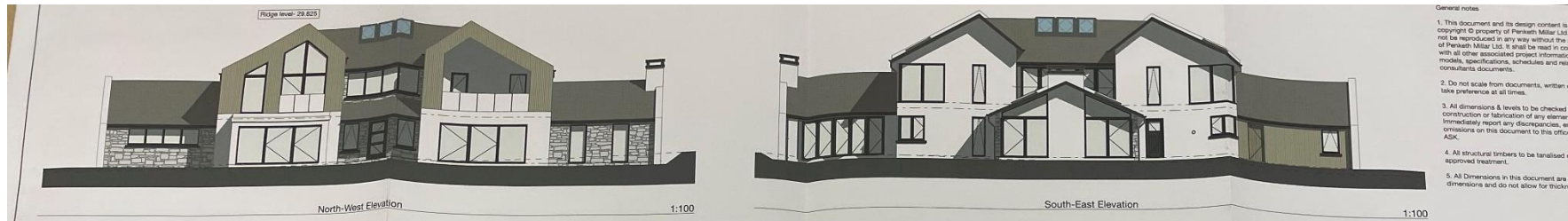
Via separate negotiation there is the potential to purchase a further approx. 30 acres of moorland & pasture directly to the rear of the plot.



Glen Auldyn Lezayre, Isle Of Man IM7 2AE.

Ramsey 1.3 miles, Sulby 3.7 Miles, Maughold 5 miles, Laxey 10 miles.

Guide Price £390,000



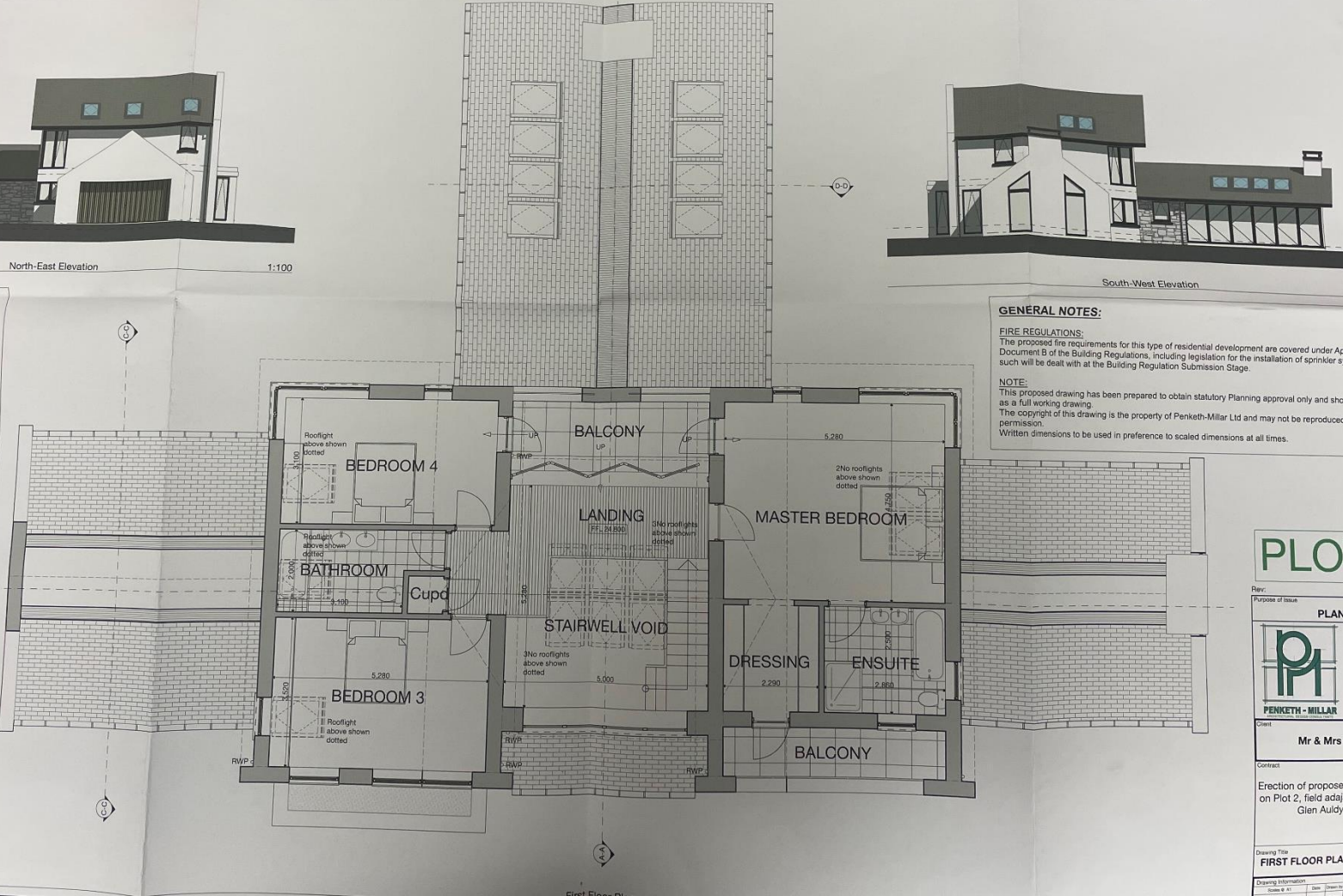
- General notes
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 2. Do not scale from documents, written or printed, take preference at all times.
 3. All dimensions & levels to be checked on construction or fabrication of any elements. Immediately report any discrepancies, omissions or errors on this document to this office. ASK.
 4. All structural timbers to be treated or approved treatment.
 5. All Dimensions in this document are in millimetres and do not allow for thickness.

- VARIATION NOTES:**
- WALLS:**
 Walls to be finished externally in the following:
 - Saled on the elevations.
 - Minimum 19mm smooth plain render to be finished with sealer and white masonry paint.
 - Vertically hung, open jointed, high quality cedar or ash timber cladding with black shadow panels behind. Timber cladding left untreated to weather naturally.
 - Minimum 200mm thick traditionally laid natural brickwork with recessed mortar joints to provide a weathered finish.
- WINDOWS AND DOORS:**
 Windows and doors to be timber composite or broken aluminium framed, double/triple glazed. To be finished externally in dark grey powder coated aluminium cladding, with opening lights as shown in the elevations.
 - Glazing to be set over minimum 150mm deep concrete sub-sills to be finished in sealer and masonry paint to match the window units.
 - Structural corner posts are to be clad in dark grey powder coated aluminium to match the window/door units.
- ROOFINGS:**
 - To be 1/2 round dark grey aluminium rainwater pipes to be fitted with 64mm dia dark grey rainwater pipes to discharge into back inlet sumps to be connected to new soakaways.
 - "Wade" hidden flat roof outlets to the rear.
- ROOF FINISHES:**
 - Pitched sections to be finished in dark blue/grey slates, or similar approved. Slates to be fitted in accordance with the manufacturer's advice and fit dark blue/grey, angular roof tiles set on mortar bed.
 - Dark grey aluminium barge boards to be fitted to eaves and overhangs.
- ROOF STRUCTURE:**
 - In the pitched roof sections to be fitted with a central pivot "Velux" roof light type GGL approved, to be fitted with proprietary brackets.
 - In the pitched roof sections to be fitted with a contemporary flat roof, or to be fitted over proprietary insulated roof structure.
 - To be fitted in strict accordance with the manufacturer's instructions.

GENERAL NOTES:

FIRE REGULATIONS:
 The proposed fire requirements for this type of residential development are covered under Approved Document B of the Building Regulations, including legislation for the installation of sprinkler systems which will be dealt with at the Building Regulation Submission Stage.

NOTE:
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 Written dimensions to be used in preference to scaled dimensions at all times.



PLO

Rev: _____
 Purpose of issue

PLAN

PENKETH-MILLAR

Client: **Mr & Mrs F**

Contract: Erection of proposed on Plot 2, field adajaj Glen Auldry

Drawing Title: **FIRST FLOOR PLAN**

Drawing Information: Drawing # A1 Date: _____

Location





Wayleave, Easements and Right of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or no

Planning

Insofar as Deanwood is aware, all development or works requiring planning permission has sought, and approval gained by the vendor. The relevant planning application was granted at appeal in Oct 2020, under application number 16/00650/B.

Viewings

Strictly by confirmed appointment with the vendor's agents, Ramsey Deanwood.

Contact

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DOUGLAS

37 VICTORIA STREET

DOUGLAS

ISLE OF MAN IM1 2LF

CASTLETOWN

COMPTON HOUSE

9 CASTLE STREET

ISLE OF MAN IM9 1LF

RAMSEY

60 PARLIAMENT STREET

ISLE OF MAN

IM8 1AJ

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