



**Development Opportunity With Planning Permission Approved Which Includes Approx. 7 Acres of Land, Newly Built Large Garage With Living Accommodation Above**

**Perk Cottage, Knock Froy, Santon  
£999,000**



**Fantastic Opportunity For Development With Approved Planning Permission For A Detached 5 Bedroom House Coastal location within 10 minutes of Douglas Superb coastal, countryside and distant sea views**

**Accommodation Downstairs :-**

Porch, Lounge, Open Plan Kitchen/Diner, Snug, WC, Bedroom with En-suite & Dressing Room

**Accommodation Upstairs :-**

4 Bedrooms all En-suite 2 with Dressing Rooms

Approximately 7 Acres which has 2 gated accesses on the A5 Road

Directions:- Travelling out of Douglas continuing up Richmond Hill just past The Forge Restaurant on the Left, turn left onto Knock Froy. The Existing Property and Land can be found a short distance on the left clearly Identified by our For Sale Board.



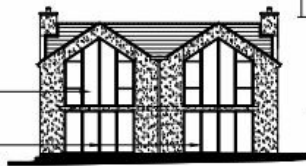
FRONT ELEVATION 1:100



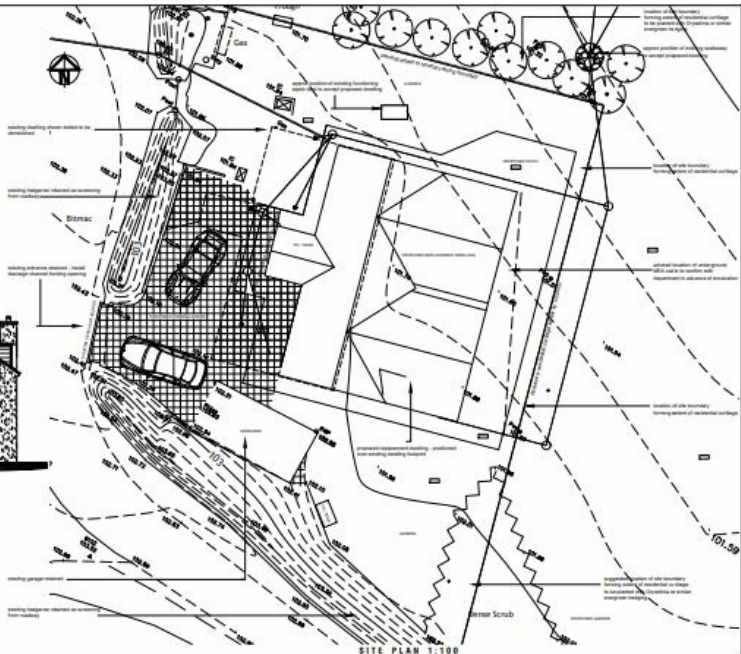
SIDE ELEVATION 1:100



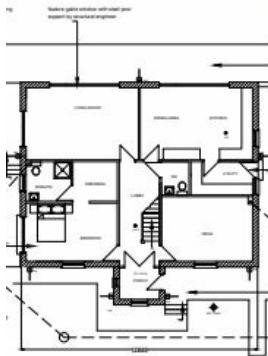
SIDE ELEVATION 1:100



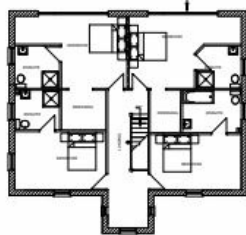
REAR ELEVATION 1:100



SITE PLAN 1:100



GROUND FLOOR PLAN 1:100

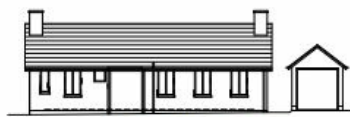


FIRST FLOOR PLAN 1:100

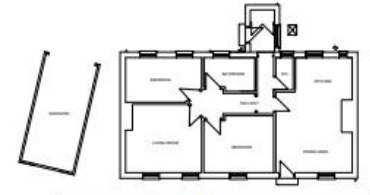
EXISTING DWELLING



REAR ELEVATION 1:100



FRONT ELEVATION 1:100



FLOOR PLAN 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100

11 April 2017 Planning Application for a replacement and extension of an existing dwelling

**Arch**  
12-17  
17-19

Architect  
12-17  
17-19

Project No. 17/00208  
12-17  
17-19

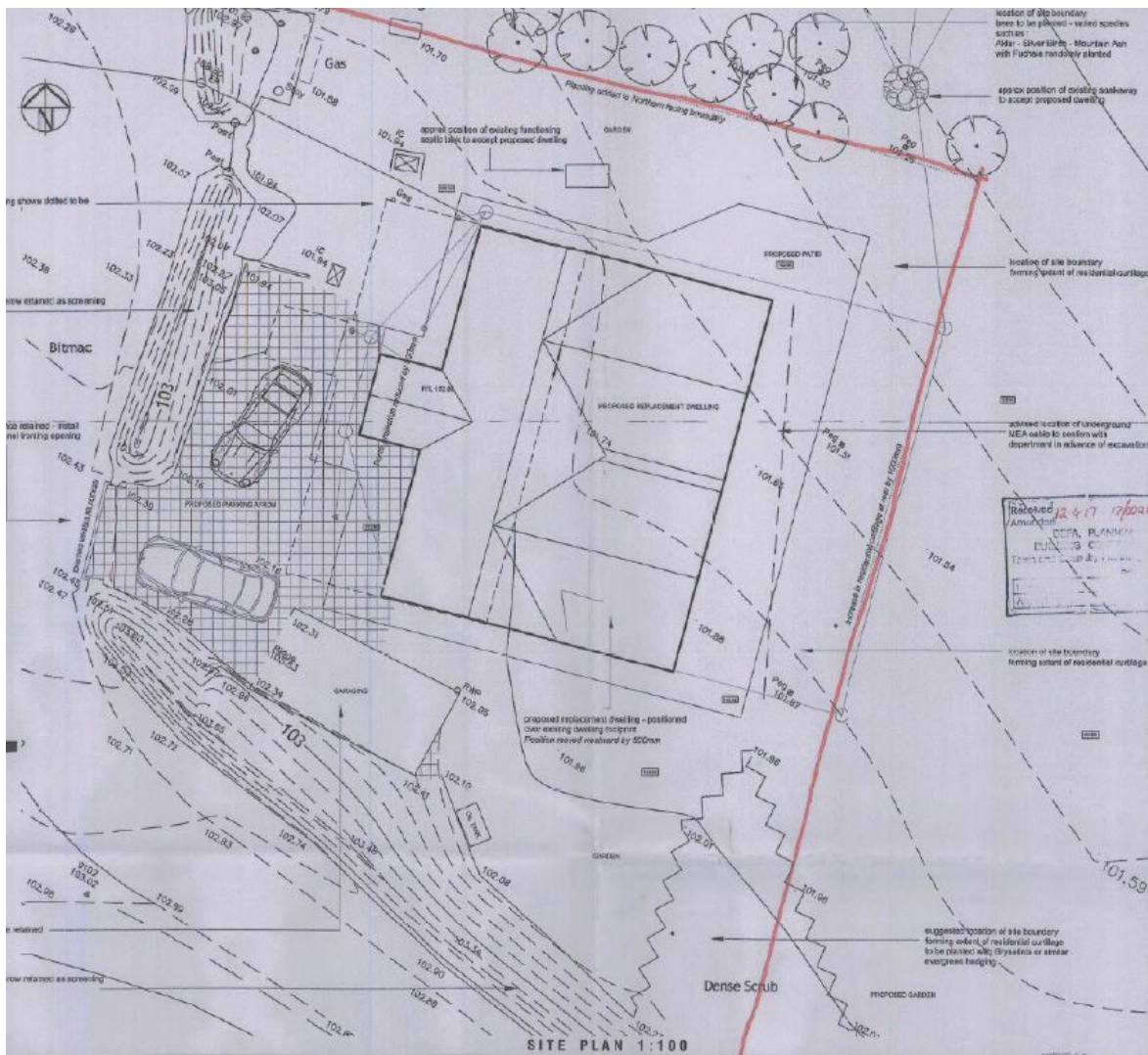
Site No. 103  
12-17  
17-19

Planning Schedules  
12-17  
17-19

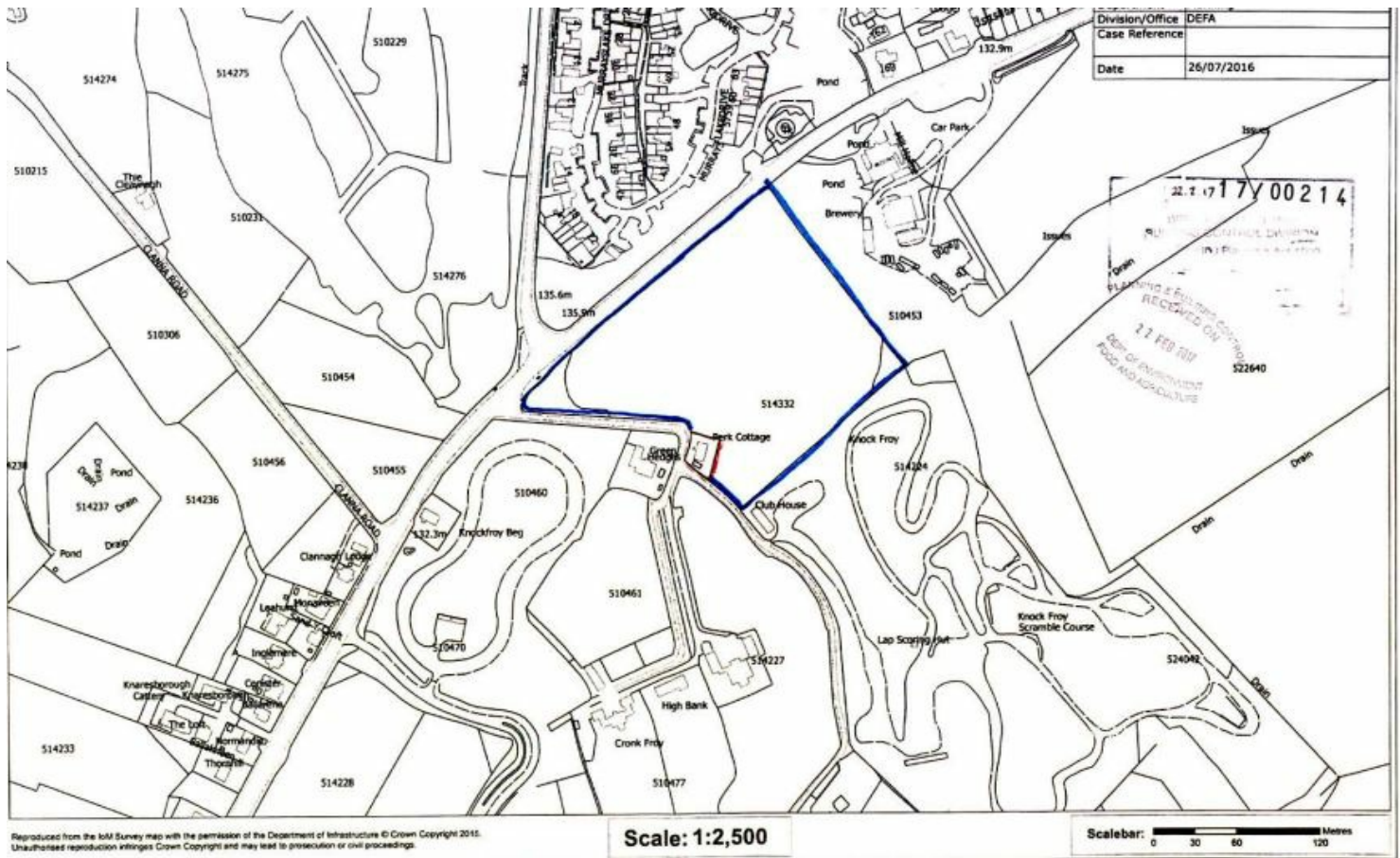
17/00208

Application of the Resource Management Act 1991 for a resource consent to replace and extend an existing dwelling.

17/00208



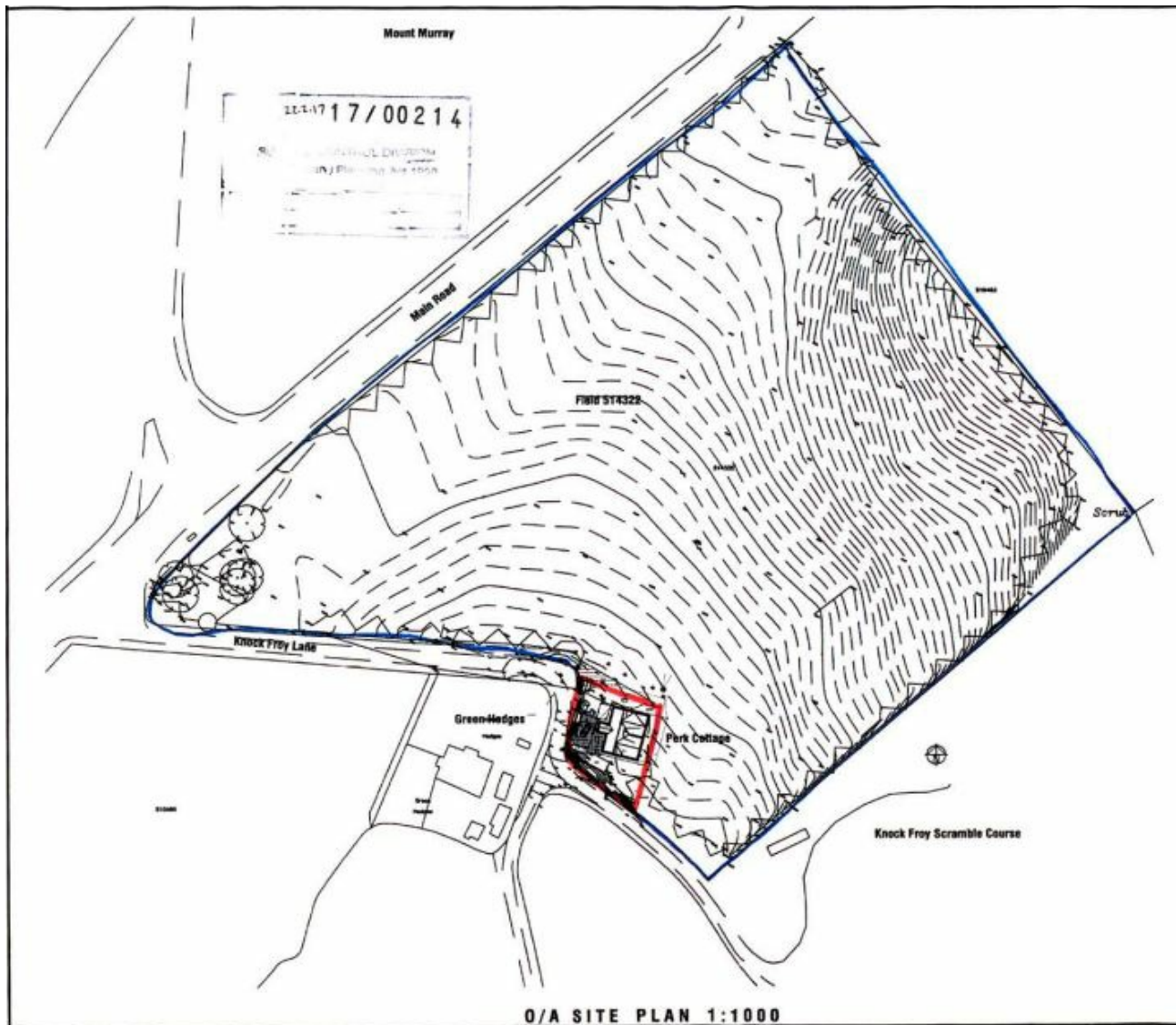
SITE PLAN 1:100



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Scale: 1:2,500

Scalebar: 0 30 60 120 Metres



O/A SITE PLAN 1:1000

**Large Detached Garage With Shower Room and ample Storage cupboards:-**  
Accommodation up stairs comprises immaculate Open Plan Lounge/Diner, 1 Double Bedroom with an En-Suite Bathroom. Balcony with Spectacular Country & Sea Views.

