

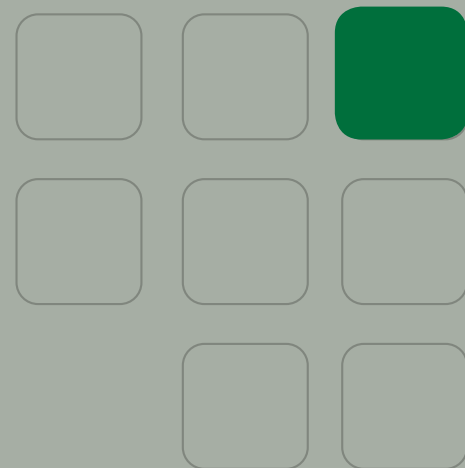


## Development Opportunity for Sale

Suitable for a variety of uses including leisure, commercial, residential, and mixed use, subject to planning

## Former Summerland Site, King Edward Road, Douglas, Isle of Man

(Approximately 3.81 acres 1.54 hectares)



01624 623127 [www.chapman.im](http://www.chapman.im)

On the instructions of the Department of Infrastructure, Isle of Man Government



## The Isle of Man

The Isle of Man is a Crown Dependency which has a thriving and diverse economy based on banking, insurance, shipping and fund administration. The Island is also an international centre for e-gaming and satellite leasing.

The economy is of a similar nature to that of the Channel Islands, without their restrictions on population and housing. As a result, the Island has benefitted from 20 years of unbroken economic growth, and the local economy continues to grow.

The population is some 83,000 and unemployment currently stands less than 1% of the working population.

The Island is well served by air and sea with flights from London Gatwick, London City, London Luton, Birmingham, Manchester, Liverpool, Belfast, Glasgow, Edinburgh, Newcastle, Dublin and Bristol. There are car ferry sailings from Liverpool, Heysham, Dublin and Belfast.

The capital, Douglas, is the Island's shopping, business, financial and entertainment centre. The Island's Parliament, Tynwald, along with the majority of Government Offices is also located in Douglas.

## Tax Structure

The Isle of Man is not part of the United Kingdom but is self governing and has its own attractive tax structure. There is no capital gains tax or inheritance tax and individual income tax is levied at a maximum of 20%.

## Location and Situation

The property comprises a largely cleared site in a prominent seafront position on King Edward Road and enjoys panoramic views over Douglas Bay and the Promenade.

The site is located approximately one mile from the Island's main shopping area of Strand Street.

The site has excellent public transport connections provided by local bus services, the Promenade horse trams and the Manx Electric Railway.





## The Opportunity

The former Summerland site, shown on the indicative site plan, is one of the most important sites on the Isle of Man. The property provides an exciting chance to acquire a prominent development site which has potential for a variety of uses, subject to planning.

Recent schemes along the Promenade have created a variety of good quality apartments but the site has further potential for leisure facilities and hotel development. The site also has potential for development to provide modern care home accommodation.

It is expected that the selected purchaser will provide a high quality development which complements and enhances the attractive waterfront setting and Douglas as a whole.



## Sale Subject to Planning

Offers are sought for the purchase of the freehold interest by way of private treaty on a subject to planning basis.

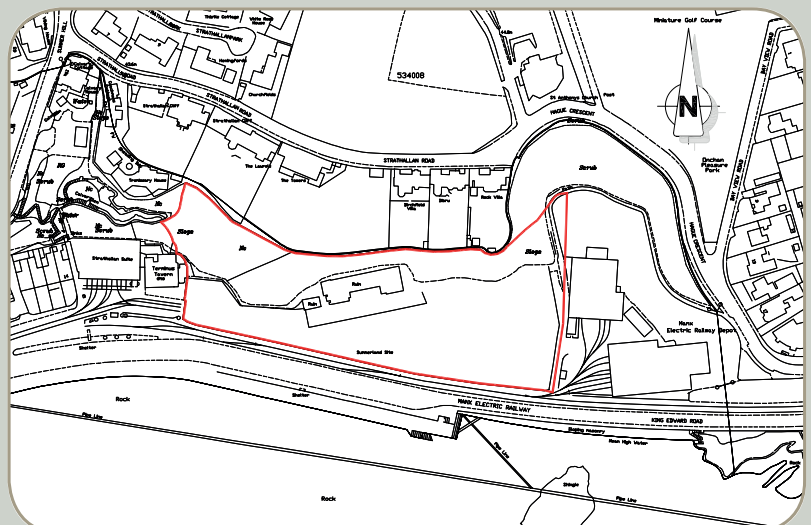
The vendor does not undertake to accept the highest or any offer received.

## MER Depot / Additional Land

The Department may consider development proposals which involve the purchase and redevelopment of the adjacent MER Depot on the basis that existing or similar facilities will be provided within an enlarged scheme. Please contact us for additional information.

## Memorial Garden

A purchaser will be expected to incorporate a memorial garden within the design. Please contact us to discuss this further.



## Tenure & Possession

The property is owned by The Department of Infrastructure and the freehold interest will be sold with vacant possession.

## Services

We understand that all mains services are available either at the property or nearby in the surrounding roads. Chapman & Co have not tested any services or facilities and purchasers must satisfy themselves by inspection or otherwise.

## VAT & Legal Costs

VAT will be payable on the sale. There is no stamp duty but title registration costs are 0.5%. Each party is to be responsible for their own legal costs.

## Viewing Arrangements

The site can be viewed from the surrounding roads and promenade.

A full on-site inspection must be arranged by prior appointment with the sole agents, Chapman & Co.

### Please contact:

**Thomas Chapman or David Sharp,**  
**Chapman & Co,**  
**30 Athol Street, Douglas, IM1 1JB.**

**Call 01624 623127**

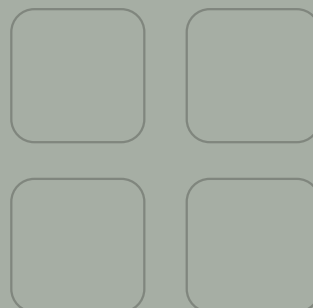
**or email [info@chapman.im](mailto:info@chapman.im) or visit [www.chapman.im](http://www.chapman.im)**

### References:

[www.wheretheyoucan.com/Locate/Why-the-Isle-of-Man.aspx](http://www.wheretheyoucan.com/Locate/Why-the-Isle-of-Man.aspx)

[www.wheretheyoucan.com/vision2020](http://www.wheretheyoucan.com/vision2020)

[www.gov.im/about-the-government/offices/cabinet-office/central-douglas-masterplan/](http://www.gov.im/about-the-government/offices/cabinet-office/central-douglas-masterplan/)



## Important Notice

Chapman & Co and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has any necessary consents.
3. We have not made any investigations into the existence or otherwise of any issues concerning the pollution or contamination of land, air or water and the purchaser is responsible for making their own enquiries.

Subject to Contract.

t 01624 623127

e [info@chapman.im](mailto:info@chapman.im)

f 01624 662781

Chapman & Co  
30 Athol Street, Douglas, Isle of Man IM1 1JB