



Outbuildings, Glen Mooar Road, St. John's, IM4 3AQ

Exceptional & rare opportunity to acquire a collection of traditional Manx stone stables & outbuildings in the heart of St. John's. Offered with full planning permission for conversion into an exclusive development of 1, 2 & 3 bed luxury homes.

£700,000

Property Overview

Property Type

Development Opportunity

Property Details

Property Type **Development
Opportunity**



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Property Description

An exceptional and rare opportunity to acquire a collection of traditional Manx stone stables and outbuildings in the heart of St. John's, one of the Isle of Man's most historic and sought-after settings. Situated just moments from Tynwald Hill, this unique site enjoys a prime position steeped in Manx heritage, while offering the tranquillity of an idyllic countryside backdrop.

Offered with full planning permission for conversion into an exclusive development of 1, 2 and 3 bedroom luxury homes, the approved scheme presents an exciting opportunity to sensitively restore and reimagine these atmospheric buildings. The vision combines retained character features with contemporary, high-specification finishes, creating a boutique collection of refined countryside residences.

Nestled close to the beautiful River Neb, the setting offers peace and natural beauty, with riverbank walks and open countryside on the doorstep. A short stroll leads to the renowned Tynwald Mills, home to boutique shopping and inviting cafés. The village of St John's itself provides a welcoming pub and café restaurant, as well as its picturesque green and historic church, all contributing to a strong sense of community.

For wider amenities, the charming coastal town of Peel lies approximately 2.5 miles away, offering a sandy beach, marina, independent eateries and the historic Peel Castle, alongside the popular House of Manannan museum. The site is also conveniently positioned on the main bus route serving Douglas, Peel and Ramsey, ensuring excellent connectivity without reliance on a car.

Glen Mooar has remained in the same family ownership for over 100 years, passed down through four generations, and carries with it a deep sense of heritage and provenance. This is a truly special development opportunity: a chance to create an exclusive and luxurious destination that honours the essence of Manx history and culture, while delivering elegant modern living in a setting that perfectly balances countryside serenity, village life and coastal charm.

PROPOSED INTERNAL AREA (m2)

Barn 1/Unit 1

End terraced 1 bed

Ground Floor: 43.02

First Floor: N/A

Barn 1/Unit 2

Mid terraced 2 bed

Ground Floor: 35.47

First Floor: 40.29

Barn 1/Unit 3

End terraced 3 bed

Ground Floor: 84.73

First Floor: 54.99

Barn 2

Detached 1 bed

Ground Floor: 64.28

First Floor: 24.94

Barn 3

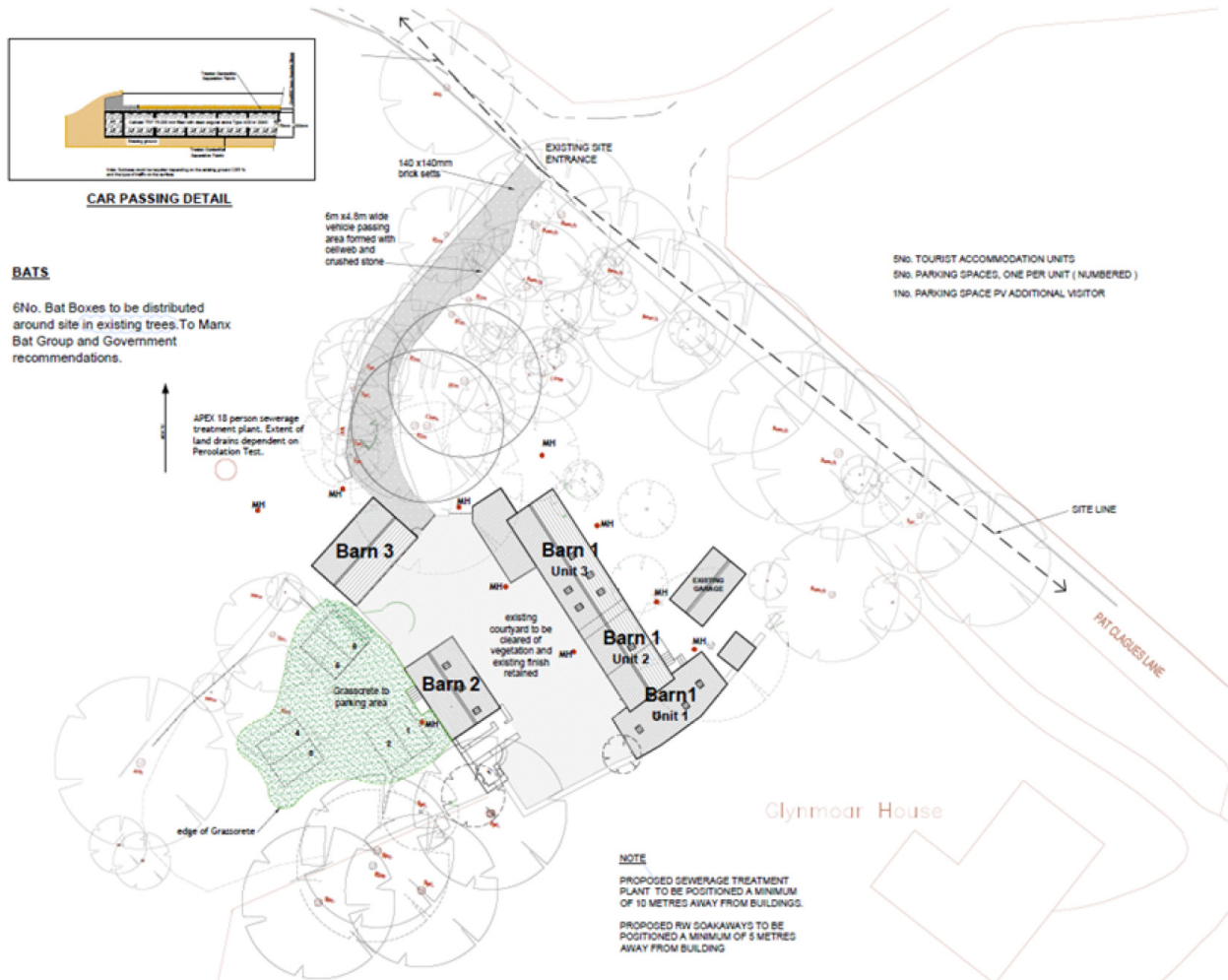
Detached 2 bed

Ground Floor: 44.42

First Floor: 40.56



PROPOSED SITE PLAN



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PROPOSED FIRST FLOOR PLAN



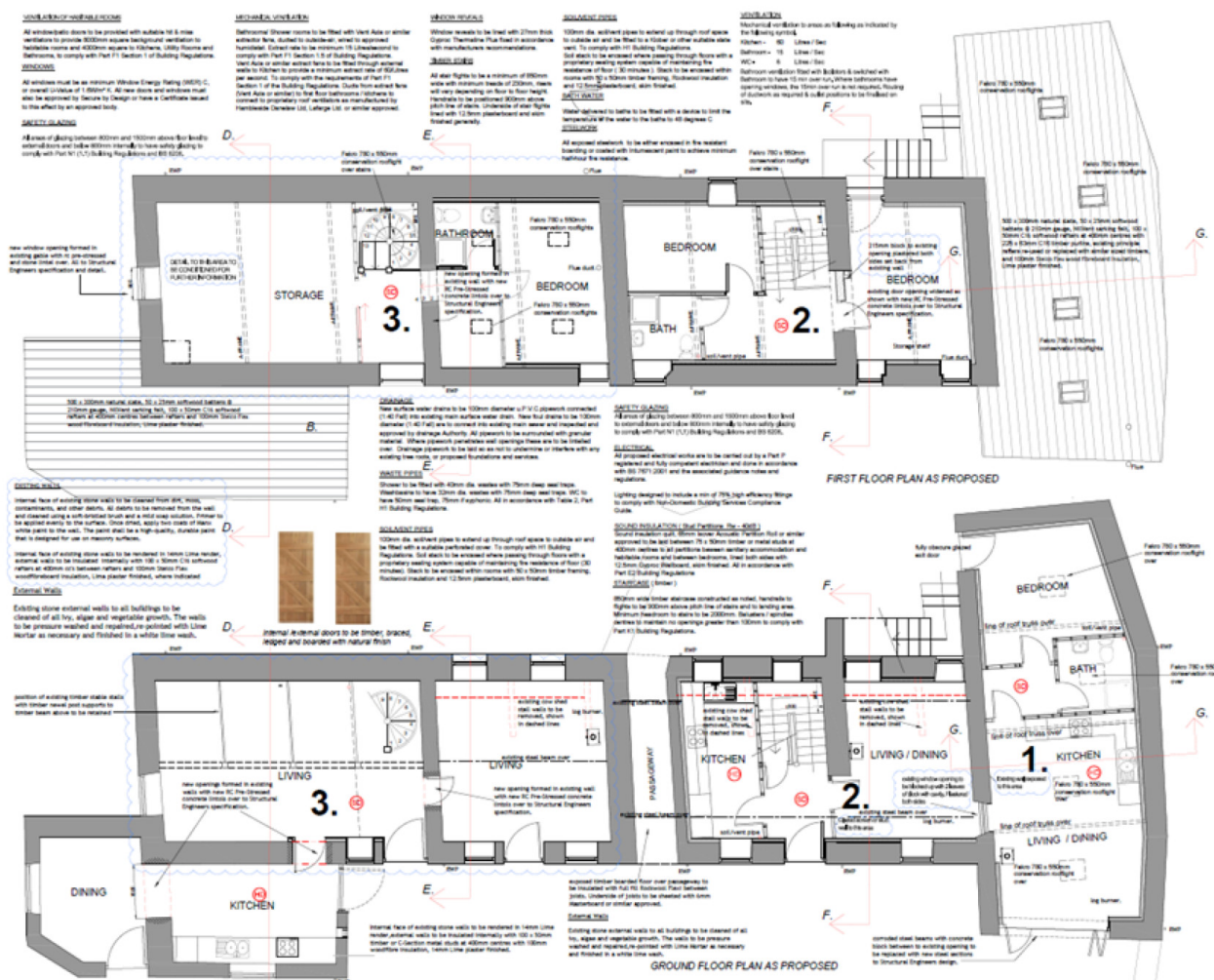
SECTION D - D (Barn 1, Unit 3)

SECTION E - E (Barn 1, Unit 3)

SECTION F - F (Barn 1, Unit 2)

SECTION G - G (Barn 1, Unit 1)

PROPOSED PLAN – BARN 1 (UNITS 1, 2 & 3)



[illegible]

GROUND FLOOR PLAN AS PROPOSED

FIRST FLOOR PLAN AS PROPOSED

