



THE STAWARD ESTATE – FOR SALE
Sulby, Isle of Man



DIVERSE ISLE OF MAN ESTATE COMPRISING AGRICULTURAL, RESIDENTIAL & DEVELOPMENT PROPERTY

Ramsey 5 miles | Douglas 15 miles | Ronaldsway Airport 22 miles
(Distances Approximate)

For sale freehold by private treaty

MODERN DAIRY/ARABLE UNIT,
STONE RANGE OF BUILDINGS WITH PLANNING PERMISSION,
TWO 'MANX' COTTAGES,
RESIDENTIAL DEVELOPMENT LAND,
ARABLE, GRASSLAND & WOODLAND

In all approximately 180.57 Ha (446.19 acres)

Joint Selling Agents:



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Lots 2 and 3



GENERAL DESCRIPTION

The Staward Estate provides a rare opportunity to acquire a mixed Isle of Man estate located on the fertile, northern plain, which is renowned for arable and livestock farming. Included with the estate is an extensive range of traditional 'Manx' farm buildings with consent for conversion, two quintessential stone cottages (let) and an area of land zoned for residential development. Currently let on short term tenancies, the agricultural elements of the estate include a well-equipped diary/arable unit with a substantial modern building housing milking facilities, attractive bungalow, versatile arable land and productive grassland, together with an outlying farmstead with a general purpose building and traditional range near the coast (Lot 7).



Located in a highly regarded farming area between the west coast of the island with sandy beaches and the central mountain range to the east, the Staward Estate is surrounded by the natural beauty of the Isle of Man landscape. The sale offers an excellent opportunity to acquire an agricultural estate with potential, either as a diversified investment, or to be operated in-hand as a dairy/arable farming operation.

The Staward traditional range (Lot 3) benefits from planning permission to create an impressive main residence on the Island. The buildings are surrounded by land within the same ownership, previously used as the venue for the Royal Manx Agricultural Show and well suited to creating a parkland setting.

The let cottages provide a diversified income stream from residential lettings and would also be well suited to holiday cottages, use as staff accommodation or family accommodation. The land in Lot 9 has been promoted for residential development and is currently allocated in the Draft Area Plan, creating the opportunity to further diversify the estate or generate capital from outside agriculture.



THE ISLE OF MAN

Almost equidistant from England, Ireland, Scotland and Wales, the Isle of Man is a self-governing Crown Dependency with a population of circa 85,000 people and a beautifully varied landscape which combined with a rich history and vibrant cultural heritage, culminated in the Island being awarded UNESCO Biosphere status in 2016.



Internationally recognised for its off-shore banking and financial services sector, the Isle of Man offers a low tax economy, with significant advantages including low personal/corporate tax rates and no capital gains or inheritance tax. Residency on the Isle of Man typically requires a person to be present for at least 6 months each year, although certain exceptions may apply. Tourism is also key component of the economy with the annual Isle of Man TT, popular worldwide, often almost doubling the population of the Island during the event. One of the fastest sections on the course, the 'Sulby Straight,' runs between Lots 1 and 2.

AGRICULTURE ON THE ISLE OF MAN

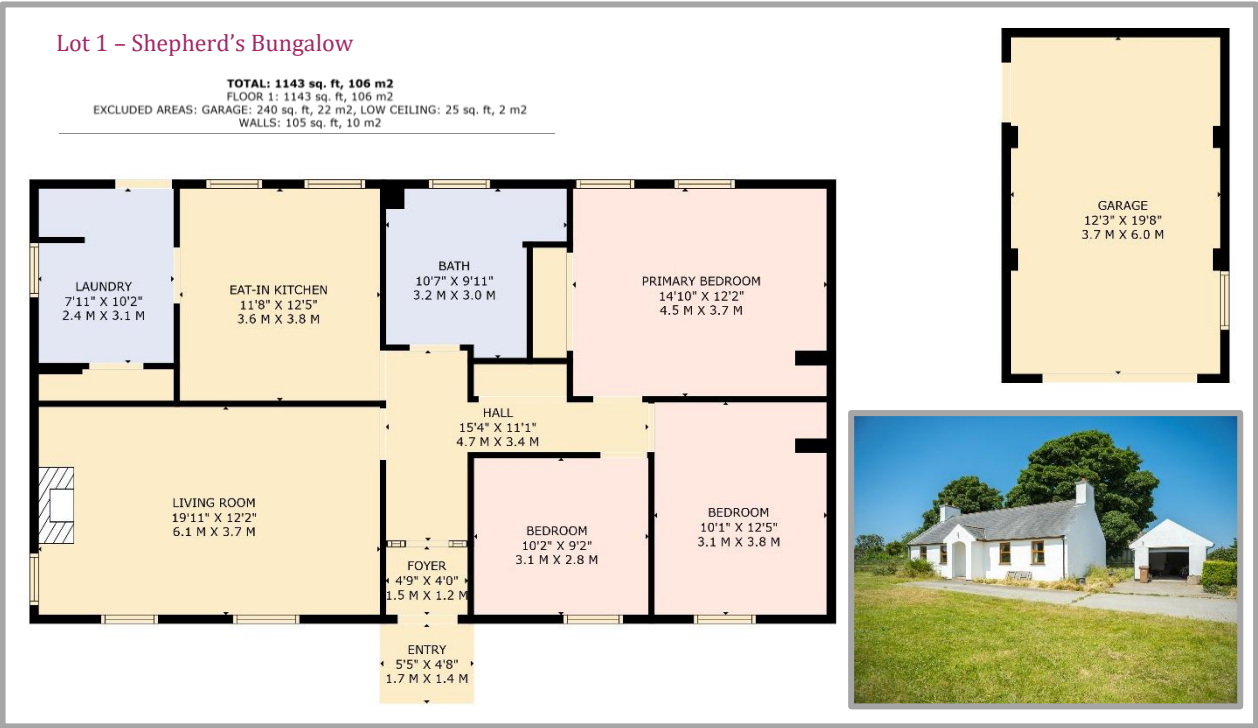
The agricultural sector on the Isle of Man is extensive and progressive, with arable, beef, sheep, dairying, vegetables and poultry all key enterprises. Government support for the agricultural sector is available through the Agricultural Development Scheme, administered by the Department for the Environment, Food and Agriculture and includes a range of subsidies, capital grants and conservation schemes. With a climate well suited to grass production, livestock and dairying are the mainstay of the agricultural economy. The Island has its own abattoir and livestock are also exported, with exports enhanced by the Island's low animal disease status. The Isle of Man creamery is operated as a co-operative, processing liquid milk to produce butter, cream and cheese which is exported worldwide.



Lot 1: Staward Farm

The main farm extends to 136.69 acres and includes an attractive 3 bedroom bungalow (subject to an occupancy condition) constructed in 1991, together with a modern, steel framed building (approx. 280' x 90') which was originally constructed for housing sheep with a slatted floor. The building has since been adapted to create a dairy facility including Waikato 20:40 parlour with feeders, internal collecting yard, cubicles, 6,000 litre bulk tank and associated coolers/chillers, feed bin, vet race and holding pens. The yard area includes a silage pit (circa 600 tonnes) and muck midden, with the slurry from the unit stored underneath the slats and solid manure scrapped into an external midden. The land is level, drained and well farmed. The soils are classified as Grade 2, with some Grade 4 which has been improved. Lot 1 is let on a Farm Business tenancy until 30th September 2026. A schedule of the field areas and uses is provided below:

Field No.	Ha	Acres	Description
0905	1.01	2.48	Arable
1999	4.06	10.02	Arable
2612	4.76	11.77	Arable
2857	1.99	4.93	Arable
2983	1.36	3.37	Arable
3833	3.65	9.02	Arable
3889	3.02	7.46	Arable
4384	3.63	8.98	Arable
4812	5.88	14.53	Arable
5366	2.90	7.17	Arable
5686	3.05	7.53	Arable
5926	4.46	11.01	Arable
7089	3.69	9.11	Arable
2976	0.64	1.57	Building/Yard
3473	0.09	0.23	
1681	8.26	20.41	Pasture
2869	1.05	2.59	Pasture
4160	0.94	2.33	Pasture
3560	0.09	0.22	Track / Verge
3698	0.56	1.41	Track / Verge
3573	0.16	0.39	Woodland
4254	0.06	0.16	Woodland
Total	55.31	136.69	





Lot 2: The Showfields

An attractive area of arable and pasture located on the edge of Sulby Village and previously used to host the Royal Manx Show. The land has a parkland layout and borders the 'Sulby Straight' and Sulby River. The land is level and productive, with good access. The free draining soils are classified as Grade 2 and the Showfields are let together with Lot 1 on a Farm Business Tenancy expiring on the 30th September 2026.

Field No.	Ha	Acres	Description
3112	3.32	8.21	Arable
3237	3.67	9.07	Arable
5037	7.62	18.83	Arable
6230	3.89	9.61	Arable
3050	0.10	0.26	Woodland
4655	0.18	0.45	Woodland
5745	0.07	0.17	Woodland
5960	0.03	0.08	Woodland
6226	0.08	0.21	Woodland
6727	1.08	2.66	Woodland
Total	20.04	49.55	



Lot 3: Staward Traditional Buildings and Cottages

Lot 3 comprises the “Staward Barns”, a registered traditional range of farm buildings and two quintessential Manx cottages which are currently let on Assured Shorthold Tenancies. The Staward buildings are constructed of Manx stone with slate roofs and arranged in a quadrangle to create an enclosed courtyard with adjoining double storey granary. Planning consent has been granted permitting the conversion and extension of the buildings onto land included with Lot 2, to create a substantial residential dwelling, ancillary accommodation and leisure facilities. A Certificate of Lawful Use was granted in 2024 confirming that the planning permission had commenced. Including the gardens and grounds, Lot 3 extends to approximately 2.31 acres overall.



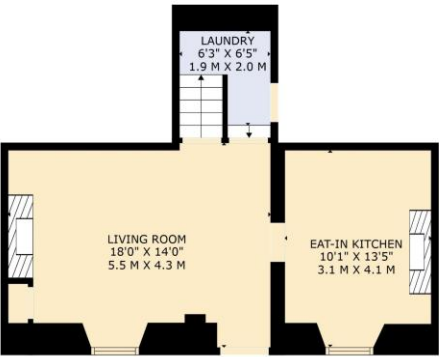
Based on the approved plans, the layout of the residential accommodation in the Staward Buildings includes:

Main Building	<p>Ground Floor: Formal Entrance Snug Drawing Room Dining Hall Kitchen Day Room Lobby Two Bedroom Suites with living room and bathroom Linen Store Utilities/Store Double Garage Boot Room Office Study Games Room</p> <p>First Floor: Four Ensuite Bedrooms Storage Facilities</p>
Leisure Facilities	<p>Ground Floor: Swimming Pool Lobby Kitchen Changing and Toilet Facilities Plant Room</p> <p>First Floor: Four Ensuite Bedrooms Storage Facilities</p>
Landscaping & Grounds	<p>Courtyard: Central water feature surrounded by an area of lawn and paved setts</p> <p>Grounds: Landscaped garden with water feature and patio area Parking Main access drive with electrically operated access gates</p>

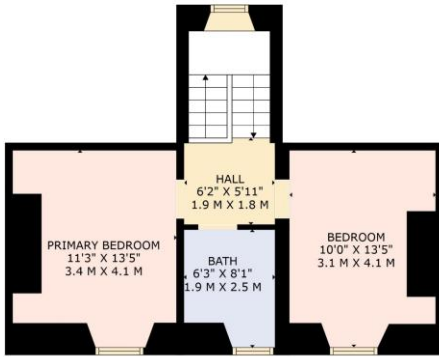


Lot 3: 1 Staward Cottages

TOTAL: 900 sq. ft, 84 m2
FLOOR 1: 450 sq. ft, 42 m2, FLOOR 2: 450 sq. ft, 42 m2



FLOOR 1



FLOOR 2

Lot 3: 2 Staward Cottages

TOTAL: 693 sq. ft, 64 m2
FLOOR 1: 380 sq. ft, 35 m2, FLOOR 2: 313 sq. ft, 29 m2
EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, LOW CEILING: 8 sq. ft, 1 m2
WALLS: 85 sq. ft, 8 m2



FLOOR 1



FLOOR 2

Lot 4: Gob-e-Volley Land

A block of productive arable and grassland, together with an area of amenity woodland, all predominantly within a ring fence. The land is subject to a Farm Business Tenancy expiring on the 30th September 2026.

Field No.	Ha	Acres	Description
0133	3.32	8.20	Arable
0365	4.55	11.24	Arable
1839	3.97	9.82	Arable
2873	2.10	5.19	Arable
2961	4.34	10.72	Arable
4858	2.27	5.61	Arable
0818	0.92	2.27	Pasture
2122	1.63	4.02	Pasture
4841	0.70	1.72	Pasture
8812	0.29	0.72	Pasture
8659	4.19	10.36	Woodland
Total	28.28	69.87	

Lots 5 and 6: Land at Ballaterson

Classified as Grade 3 and located to the northwest of Ballaugh village, Lots 5 and 6 extend to 72.09 acres overall and include arable and temporary grassland, together with an amenity pond. The land benefits from extensive road frontage and is well fenced, with the recent cropping rotation including potatoes. The land is let on a Farm Business Tenancy until the 30th September 2026.

Lot 5

Field No.	Ha	Acres	Description
0833	5.14	12.71	Arable
8798	7.18	17.75	Arable
9915	5.19	12.82	Arable
1530	0.25	0.61	Water/Pond
Total	17.76	43.89	

Lot 6

Field No.	Ha	Acres	Description
3649	6.65	16.44	Arable
3770	4.76	11.76	Arable
Total	11.41	28.20	



Lots 7 and 8: Building and Land at Ballateare

Partially equipped arable/livestock unit, bordering the west coast of the Island with predominantly easy working and free draining soils classified as Grade 3, extending to 111.80 acres overall. Lot 7 includes a modern, general purpose building and a traditional stone barn with potential for conversion, subject to the necessary consents. Lots 7 and 8 are subject to a Farm Business Tenancy which expires on the 30th September 2026.

Lot 8

Field No.	Ha	Acres	Description
1890	1.33	3.29	Arable
2402	3.08	7.61	Arable
2819	4.55	11.24	Arable
1324	0.06	0.14	Rough/Misc.
Total	9.02	22.28	

Lot 7

Field No.	Ha	Acres	Description
0782	2.77	6.85	Arable
3789	4.26	10.52	Arable
5213	3.44	8.50	Arable
5590	3.88	9.59	Arable
5826	3.46	8.56	Arable
7088	4.17	10.30	Arable
7713	5.52	13.65	Arable
8883	3.69	9.11	Arable
9500	3.93	9.71	Arable
4804	0.24	0.59	Buildings
4300	0.14	0.36	Miscellaneous
5902	0.73	1.78	Track / Verge
Total	36.23	89.52	



Lot 9: Kella Close Development Land

Extending to 3.88 acres, Lot 9 includes land allocated for residential development in the Draft North and West Area Plan for the Isle of Man, which following the conclusion of a Public Inquiry is pending adoption. The proposed allocation is based on 11 dwellings with 0.96 acres of open space. Historically, planning permission on part of this land was secured using a Certificate of Lawful Use. The land is currently let with Lot 1 on a Farm Business Tenancy expiring on the 30th September 2026.



GENERAL REMARKS AND POINTS TO NOTE

SALE METHOD

The property is offered for sale freehold by Private Treaty as a Whole or in Lots. The vendors reserve the right to conclude the sale by any other means at their discretion and prospective purchasers should register their interest with the selling agents to be kept informed.

PLANS, AREAS AND SCHEDULES

The plan and schedules included in the particulars are based on the Isle of Man Department of Infrastructure Mapping Service and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

BOUNDARIES

The boundaries of the land are generally defined by mature hedges, fences or other boundary structures. Certain boundaries may not be identified by a boundary structure.

DESIGNATIONS & LAND GRADES

Land grades are based on the Isle of Man Land Grade Classifications.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not.

SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

RESTRICTIONS

The property and land are offered for sale subject to any existing restrictions. In particular, the bungalow included with Lot 1 is subject to an agricultural occupancy condition.

RATES

Rates are payable to the Isle of Man Treasury on the following:

	Rateable Value	Amount for 2025/26
Shepherd's Bungalow (Lot 1)	£88.00	£459.56
1 Staward Cottage (Lot 3)	£56.00	£310.35
2 Staward Cottage (Lot 3)	£40.00	£310.35



EMPLOYEES AND STAFF

There are no employees directly associated with the Staward Estate.

SERVICES

All residential properties are connected to mains water and electricity, with oil fired heating and private drainage systems.

VAT

Part of Lot 1 has been opted to tax and if the sale, or any part of it, or any right attached to it attracts VAT, such tax will be payable by the purchaser(s), in addition to the purchase price.

FIXTURES & FITTINGS

Unless stated all fixtures and fittings are excluded from the sale.

TITLE AND TENURE

Title to the Staward Estate is registered.

HEALTH AND SAFETY

When viewing the property please be aware of the potential hazards associated with a working farm.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

POST CODE & WHAT3WORDS

Staward Farm (Lot 1) – IM7 2HP
///bloom.combating.schemes

FURTHER INFORMATION AND VIEWINGS

Viewings are strictly by prior appointment. Please contact the joint selling agents:



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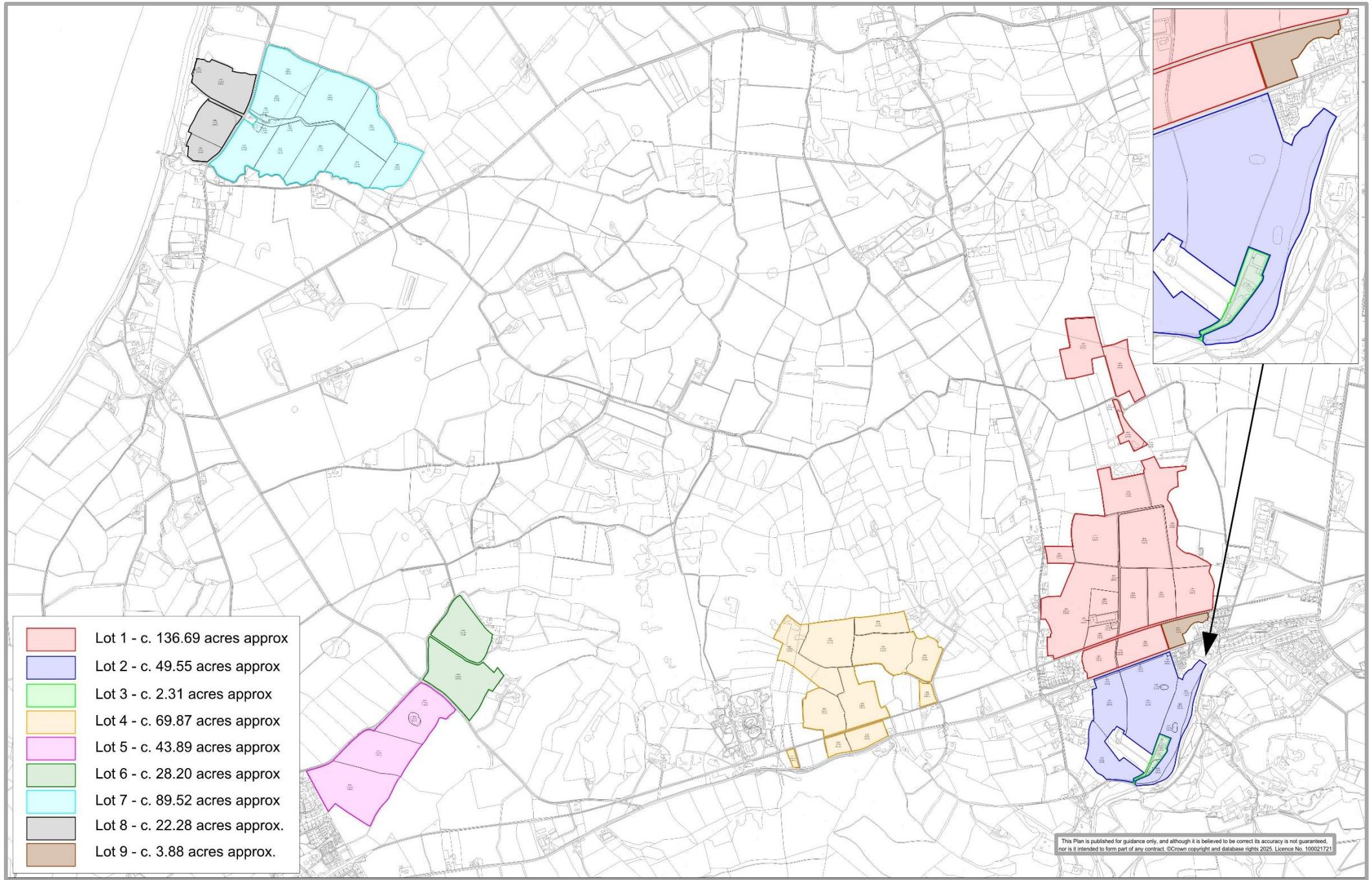


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IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

Brochure Reference: BPL/25/Sale/V.4 | Particulars finalised: June 2025 | Photographs taken: June 2023

