



A GUIDE TO:

MOVING YOURSELF TO THE ISLE OF MAN

    #locateiom

LOCATE 
ISLE OF MAN



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INTRODUCTION

Introduction

This guide looks to assist individuals and families who have relocated or are in the process of relocating to the Isle of Man.

Moving home, let alone country, can be an exceptionally stressful time; here at Locate Isle of Man we have prepared this one-stop guide for everything you need to know about moving to, working and living in this exceptional Island.

Where is the Isle of Man?

The Isle of Man occupies a central position in the Irish Sea and the British Isles - between England and Ireland. The Island is accessible by sea and by air, with over 200 weekly flights off Island.

What's it like?

The Island is blessed with an extensive coastline, stunning natural landscapes and unspoilt beaches and is a popular holiday destination. Measuring 33 miles long and 13 miles wide, with a population of over 80,000 people, the Island has a diverse landscape, including glens, forests and beaches – and enjoys temperate weather all year round.

The Isle of Man is a self-governing country, but has always had and continues to have very strong ties to the UK. The Island has exceptional public services and a highly advanced technical infrastructure. The Island offers an excellent education and an NHS style free healthcare system.

The Island is a vibrant business centre, and has extensive job opportunities across a range of dynamic and exciting industries, spanning financial services, e-gaming, aerospace, ICT, manufacturing and food and drink. On average salaries are higher than in the UK, with personal taxes among the lowest in Europe. There is also no Capital Gains, Land and Inheritance Tax or Stamp Duty in the Isle of Man.

The Island has a strong national Manx identity and culture that is community spirited and celebrated with cultural, food and drink and sporting festivals throughout the year including the world renowned TT races, the Isle of Man Food and Drink Festival and the Manx Telecom Parish Walk.

Those living in the Island benefit from an unbeatable quality of life and great lifestyle opportunities. The Island is one of the safest places to live in Europe and is the only Island Nation in the world to be awarded UNESCO Biosphere status, making it a truly unique location to live and work.

Work Permits

Who Needs to Apply?

Anyone who is not classed as an [Isle of Man worker](#) requires a work permit to take up employment (including self-employment) in the Isle of Man.

Could I be Exempt?

Exempt Occupations

There are [exemptions](#) for a number of occupations and employments, and for certain [temporary employments](#).

Outside of the UK and Ireland

Nationals from outside of the UK and Ireland who have an [immigration employment document](#) do not require permits.

The Application Process

When applying for a work permit an application can be made by:

- an employer;
- a self-employed person;
- the spouse/civil/co-habiting partner of an Isle of Man Worker. (This permit must be renewed annually at a cost of £60).

The fee for a work permit is £60 and can be applied for up to 5 years.

If you are an employer or the spouse/civil/co-habiting partner of an Isle of Man Worker, you will need to complete this [online application form](#).

If you are self-employed, you will need to complete this [online application form](#).

You should expect to have your application processed within 2 working days.

The Work Permit Office will issue a decision for every work permit application. If they decide:

- to refuse to grant or renew a permit; or
- to grant or renew a permit for a shorter period than that applied for; or
- to include a condition in a permit

It will include a statement of the reasons for the decision and information about how an appeal to the [Work Permit Appeal Tribunal](#) can be made. Written notice of an appeal can be given to the Tribunal Clerk within 7 days of the initial decision.

Partners

The following are (upon application) entitled to an [automatic permit](#) -

- The spouse, civil partner or [cohabiting partner](#) of a work permit holder or an exempt person, provided that the work permit holder or exempt person is in permanent, full-time employment (30 hours or more per week);
- The [cohabiting partner](#) of an Isle of Man worker.

Renewing a Permit

If the employment is to continue past the date of expiry of the work permit, an application to renew a permit is needed. Usually you won't have to complete a new application; the original permit includes a renewal slip which can be sent to the Work Permit Office.

If you Cease Work

If a permit holder ceases work, the Work Permit Office has to be notified within 14 days. The person responsible for notifying the Office depends upon the [type of permit](#) (i.e. automatic, self-employment or standard work permit submitted by an employer).

Visas and Immigration in the Isle of Man

The Isle of Man is a Crown Dependency and as such, is entitled to, and uses the services of British Embassies, Visa Application Centres and other diplomatic offices around the world for immigration.

Individuals moving from the UK and Ireland do not require a visa. For those who do require a visa, the application process is simple and straightforward.

Applicants must [apply online](#) from their country of residence for Entry Clearance for the Isle of Man. The British Embassy will, after some initial processes, then refer the visa application to the Isle of Man Immigration Service for a decision.

While immigration rules are very similar to the UK, they are not identical, so it is important that you understand [the process](#).

Below we've outlined the main visa types that allow individuals to work, settle, invest and study in the Isle of Man.

Visa Types

There are many types of visa that allow you to work in the Isle of Man. Each visa has different criteria.

For Workers

There are four routes which permit individuals to work in the Isle of Man, including: Isle of Man Worker Migrant visa, Isle of Man Worker ICT Migrant visa, Tier 5 - Temporary Workers, Tier 5 - Youth Mobility Scheme (Temporary Migrants).

For more information on these routes, click [here](#).

For Settlers

There are 5 main routes you can apply under if you would like to settle in the Isle of Man. These include clearance as a spouse, civil partner, fiancé or family member.

Other settlement visas include 'dependant', 'relative who'll provide long-term care', and 'Isle of Man/UK Ancestry'.

More information on all routes to settlement and the visa requirements can be found [here](#).

If you are looking to apply for a settlement visa you must do so from outside the Isle of Man and UK. To apply, visit the UK Visas and Immigration [website](#).

For Businesses

There are two routes to establishing your business in the Island depending on your circumstances. All applications must be endorsed by the Department for Enterprise before the immigration process begins.

To find out more about our endorsement process, click [here](#).

The Business Migrant - Start-up

This route is for Migrants seeking to establish an innovative, viable and scalable business. Whilst there is no minimum investment requirement you will need to demonstrate the business is sustainable and you have the means to support yourself and any dependants.

This category offers leave for 2 years and 4 months and does not lead to indefinite leave to remain. To achieve indefinite leave to remain, Migrants may progress to the Innovator route.

Once you have endorsement from the Department you can apply online [here](#).

The Department for Enterprise will maintain regular contact every 6 months with the Migrant to ensure reasonable progress is being made.

The Business Migrant - Innovator

This route is for Migrants with business experience seeking to establish, join or take over one or more businesses in the Isle of Man. Unless progressing from the Start-Up route, Migrants must have a minimum of £50,000 to invest in the business.

Migrants seeking to establish a new business under this sub-category will have an innovative, viable and scalable business idea.

Migrants seeking to join, or take over an existing business or businesses, will be required to demonstrate how the investment will be made and the migrant's plans for the business.

This category leads to indefinite leave to remain.

Once you have endorsement from the Department you can apply online [here](#).

The Department for Enterprise will maintain regular contact every 6 months with the Migrant to ensure reasonable progress is being made.

For Study

To apply for this visa, you need to be 18 or over and meet a number of eligibility requirements – all of which can be found [here](#).

Common Travel Area

The Isle of Man, United Kingdom, Channel Islands and the Republic of Ireland collectively form a 'common travel area'. This means that an applicant who has entered the common travel area and who has been through immigration does not require 'leave to enter' in any other part of the common travel area.

To put this simply, travel between the Isle of Man and the United Kingdom is an internal domestic journey, so there is no separate immigration needed.

“ While immigration rules are very similar to the UK, they are not identical, so it is important that you understand the process. ”

Finding a Job

The Isle of Man is a well-known business centre celebrated for its innovation, professionalism and positive international engagement. An internationally renowned finance centre and home to several of the world's leading e-Gaming headquarters, the Island is full of opportunity spanning sectors such as finance, ICT, aerospace, aviation, shipping, banking and tourism.

Recruitment Agencies

There are a range of employment agencies to help you find your dream role in the Isle of Man, all specialising in a range of roles and sectors.

Isle of Man recruitment agencies:

Ability Plus

Tel: +44 1624 662165 Email: employment@abilityplus.co.im

Ambitions Recruitment

Tel: +44 1624 614841 Email: info@ambitions.co.im

Ascentiom Recruitment

Tel: +44 7624 433315 Email: hello@ascentiom.im

Bespoke Recruitment

Tel: +44 1624 611044 Email: jobs@bespoke.co.im

EPL Ltd

Tel: +44 1624 615600 Email: mail@epl.im

Evolution Recruitment

Tel: +44 1624 611160 Email: careers@evolution.co.im

Itchyfeet Recruitment Agency

Tel: +44 1624 720088 Email: team@itchyfeet.im

McKenzie Fox Recruitment Consultants

Tel: +44 1624 698900 Email: info@mckenziefox.com

Orchard Recruitment

Tel: +44 1624 617577 Email: info@orchardrecruitment.com

Paragon Recruitment

Tel: +44 1624 665115 Email: enquiries@paragon.co.im

Recruitment Works

Tel: +44 1624 629676 Email: vacancies@recruitmentworks.im

Search & Select Offshore

Tel: +44 1624 678144 Email: recruitment@searchandselect.com

Van Kaizen

Tel: +44 7624 350350 Email: cosmo@vankaizen.com

Job Searches

In addition to the recruitment agencies there are a number of places to start your job search in the Isle of Man.

Public Sector roles – The Isle of Man Public Service Careers lists hundreds of public sector roles spanning the entire Isle of Man Government. You can also register for job alerts.

Isle of Man Job Centre – The Isle of Man Job Centre website compiles live job vacancies from across the Island. You can search jobs from a range of sources including those posted directly by employers. The Job Centre is based centrally in the Island's capital Douglas.

Business Connex (BCX) – A free of charge service that has been developed by the Isle of Man Chamber of Commerce in conjunction with the Department for Enterprise to assist relocators. BCX connects businesses, entrepreneurs and individuals wishing to establish themselves with the right parties, services and networks. Simply contact Jessica Kitchin via jessica.kitchin@iomchamber.org.im or call +44 1624 674941 for assistance.

Locate.im – Locate Isle of Man form part of the Isle of Man Government's Department for Enterprise, and assist both individuals and businesses looking to relocate to the Island. You can get in touch with the Locate team [here](#).

Employed.im – An employability and skills platform which promotes jobs, apprenticeships, training and skills development opportunities in the Isle of Man.

Talentportal.locate.im – The Locate Talent Portal is an online networking site which can help you connect with Isle of Man employers who are interested in your skills.

Graduate Opportunities

The Isle of Man has a wide variety of opportunities for graduates and more people are choosing the Island as the launch pad for a fast paced career. Some of the top Isle of Man companies in Financial and Professional sectors offer opportunities for Graduates, including organisations from Big Four Accountancy Firms including **KPMG**, **EY** and **PwC**. Global bank **HSBC** has some fantastic job opportunities and offer a range of schemes, from work experience, global internships and graduate programmes.

Apprenticeship Programmes

The Isle of Man Government supports a wide range of apprenticeships covering a number of occupations including traditional construction trade, engineering, finance and catering. The full list of apprenticeships currently supported by the Department of Education, Sport and Culture can be found [here](#).

There is no upper age limit with these apprenticeships, so if you're seeking a new career or even moving into a new role, an apprenticeship could be a great route to formal industry recognised qualifications. To find out more about Government funded apprenticeships, click [here](#).

Register your skills on the Locate Talent Portal

Register and complete your profile to be seen by hundreds of companies and agencies looking for your skills.



Vocational Training

If you're looking to undertake vocational training once you have relocated and settled into Island life, the Department of Education, Sport and Culture offers a discretionary Vocational Training Assistance Scheme (VTAS), which provides financial assistance to both businesses and individuals wishing to undertake vocational training. Successful applicants can be awarded up to 30% towards the costs of training, course costs and exam fees and covers a wide range of occupations. To see whether you're eligible and to apply, click [here](#).

University College Isle of Man (UCM)

UCM offers a range of further, higher and vocational courses, including a range of business-related courses. Courses vary from agriculture, hospitality, ICT, engineering and education. To learn more about UCM courses, click [here](#).

Training Providers

There are several professional and education providers in the Isle of Man which offer high quality professional training courses. MPES offer accountancy and professional training in ACA, ACCA, CPD and more. The Marketing Partnership is the Island's only accredited study centre for CIM programmes.

For a more comprehensive list, click [here](#).



“ The Isle of Man is a well-known business centre celebrated for its innovation, professionalism and positive international engagement. ”

Personal Tax

Income Tax

Isle of Man residents enjoy some of the lowest tax rates in Europe with a simple and efficient calculation system. Our low tax rate allows you to enjoy more of your hard earned money, ultimately leading to a higher quality of life.

In the Isle of Man, residents enjoy low taxes and pay no Capital Gains Tax, Inheritance Tax or Stamp Duty.

What are the tax rates?

The Isle of Man operates a simple taxation regime with two tax rates (or bands) for individual personal income. The standard (or lower) rate is 10% and the upper rate is only 20%.

The standard rate (10%) tax threshold is £6,500 for a single person, £13,000 per couple. The remaining balance is taxed at the upper rate.

For the 2023/24 tax year, the personal allowance (tax free earnings) for a single person is £14,500 and for a jointly assessed couple, £29,000.

For those earning over £100,000 the personal allowance will be reduced by £1 for every £2 (£200,000 for jointly assessed couples). This means if a person's total income is £129,000 (£258,000 for jointly assessed couples) or above their personal allowance will be zero.

The Isle of Man does operate a tax cap which is £200,000 for an individual and £400,000 for a jointly assessed couple. Under the tax cap system, an individual must elect for the tax cap to be applied and, if the election is approved, it will apply to the individual for a period of five consecutive tax years.

Registering as a tax resident

All new residents should complete form [R25 Registration for Manx Income Tax](#) as soon as possible after moving to the Island.

Tax returns

As an Isle of Man resident tax payer, you will be required to complete an annual income tax return in order to declare your income (including worldwide). Income tax returns are issued in early April and must be completed on or before 6th October of that year. This can be completed using the [Online Tax Services](#).

When you are in employment, your employer will deduct income tax from your pay, known as Income Tax Instalment Payments (ITIP).

National Insurance

If you are relocating from the UK and begin paying National Insurance contributions, another record will be created for you in the Isle of Man using your same National Insurance number. These records are separate for pension purposes. However if a contributory benefit such as Jobseekers Allowance or Incapacity Benefit is claimed, contributions paid in the UK may satisfy claim criteria here according to the UK/IOM reciprocal agreement.

If you are moving to the Isle of Man from a country other than the UK, please check the Isle of Man Government's [Reciprocal Agreements](#) to see whether the Isle of Man has a social security agreement with your home country, and find out more about your entitlement to social security benefits in the Isle of Man.

If you need to obtain a National Insurance number you will be

able to do this once you have arrived in the Island. First, you will need to complete form CA5400, which can be obtained by calling into the Income Tax Division or contacting them on +44 (0)1624 685400. You will need to bring the completed application form and two forms of identification, one of which must be photographic, into the Income Tax Division counter.

To understand more about Isle of Man National Insurance contributions, including classes, payment and credits, click [here](#).

National Insurance Holiday

To grow the Island's working population; the Isle of Man is offering a National Insurance Holiday Scheme which allows newly employed, relocated or returning residents to apply for a refund on their National Insurance contributions for their first year of living or returning to the Isle of Man, with refunds capped at up to £4,400.

The scheme is open to anyone who has not been an Isle of Man tax resident for the immediate last five tax years, and who takes up both residence and full time, permanent employment with a gross salary of £23,000 or more, on or after 6th April 2019.

Returning students are also eligible for this scheme after completing a full time university degree, higher national diploma or postgraduate course outside the Island. Minimum salary requirements do not apply to returning students.

For more information about National Insurance, click [here](#).

Benefits and Pensions

As a resident, you may be entitled to social security benefits available in the Isle of Man. This [helpful guide](#) compiled by the Treasury outlines each benefit you may be entitled to.

The Isle of Man state pension is separate to that of the UK. To find out more about the Manx State Pension, click [here](#).

LIVING IN THE ISLE OF MAN

ESPRESSO
COFFEE
CAPPUCCINO

Finding a home

There are no restrictions on buying property in the Isle of Man. Property purchasers will find a diverse range of properties available including apartments, bungalows, traditional terraced, semi and detached houses.

Main Towns & Villages

Whether you're looking for a terrace apartment in the town centre or a quiet property in the countryside, the Isle of Man is a home to suit all tastes.

Towns

- **Douglas** - The capital of the Isle of Man, Douglas sits on the eastern waterfront and is home to a bustling business and financial sector. It is the most populous town in the Island and hosts countless eateries and shops. Near the town centre, you will find beautiful Victorian row homes and apartments, while traditional, larger homes sit on the outskirts.

Douglas is a lively town awash with bars, entertainment and nightlife as well as many heritage sites including the horse trams and the Manx Museum.

Places of interest: [Gaiety Theatre](#), [Camera Obscura](#), [Steam Railway](#), [TT Grandstand](#).

- **Ramsey** - Ramsey is the second largest town in the Isle of Man and the sunniest! That's because Ramsey sits in the Island's rain shadow with many clouds losing moisture before passing.

Located in the northeast of the Island, Ramsey has miles of sandy beaches to explore and is a wonderful place to call home.

Places of interest: [Mooragh Park](#), [Milntown Estate](#), [Queen's Pier](#).

- **Peel** - The beautiful town of Peel is nicknamed 'Sunset City' and for very good reason. Located in the west of the Island, Peel gets treated to gorgeous evening shows every night as the sun goes down behind Peel Castle.

Home to St. Patrick's Isle, kippers, and the House of Manannan, Peel has a rich history inclusive of Vikings, Bishops and fishermen.

Peel is the perfect village for a stroll on a sandy beach with an ice cream in hand!

Places of interest: [Peel Castle](#), [House of Manannan](#), [Fenella Beach](#).

- **Castletown** - In the south of the Island lies Castletown, a picturesque town with historic buildings, beautiful harbour and one of the most well-preserved medieval fortresses in Europe. As the ancient capital, Castletown has heaps of historic places to visit as well as newer homes and apartments.

Places of Interest: [Castle Rushen](#), [Nautical Museum](#), [Southern 100 racecourse](#).

Villages

- **Laxey** - Located about 8 miles north of Douglas on the eastern coast of the Island is the village of Laxey. Home to the great Laxey Wheel, the largest working water wheel in the world, Laxey is set in a deep valley. From Laxey you'll also be able to start your journey, either on foot or by rail, to the summit of the Island's only mountain, Snaefell, where you'll be afforded views of the Seven Kingdoms on a clear day.

Places of interest: [The Laxey Wheel](#), [Laxey Mines Railway](#), [King Orry's Grave](#).

- **Port Erin** - Popular with visitors since the Victorian era, Port Erin sits within a beautiful secluded bay in the south of the Island. The village of Port Erin is home to an internationally acclaimed arts venue, the Erin Arts Centre which hosts ground-breaking music and opera programmes.

Places of interest: [Bradda Head](#), [Port Erin Bay](#), [Erin Arts Centre](#).

- **Port St Mary** - The village of Port St Mary is in the south of the Island next to Port Erin and has a pretty, sandy, sheltered beach. Port St. Mary has a small, but busy yacht harbour with fishing and sailing boats regularly coming and going. This quiet village is home to the Sound and Cregneash and the beautiful chasms.

Places of interest: [Cregneash](#), [The Calf of Man](#), [Port St Mary Golf Course](#).

- **Onchan** - Onchan is the Island's largest village and is located north of Douglas Bay next to the capital of Douglas. The village is home to stunning properties, lovely cafés and shops and has two primary schools - a perfect place for families!

Places of Interest: [Port Jack Glen](#), [Onchan Park](#), [King Edward Bay Golf Club](#).

Parishes

- **Andreas** - Andreas lies in the centre of the Island's northern plain. Single family homes are nestled in Andreas's lush, green fields and pastures.

Places of interest: [Yn Thie Thooit](#), [Brightlife Spa](#), [Ballakelly Farm](#).

- **Bride** - With the smallest population on the Island, Bride is located at the most northerly point in the Isle of Man.

Places of interest: [Point of Ayre](#), [Winkie Lighthouse](#), [Ballachrink Farmhouse](#).

- **Lezayre** - Nicknamed 'Garden of the Island', Lezayre is in the sheading of Ayre in the north of the Island. Its beautiful mountainous terrain includes the summit of Snaefell.

Places of interest: [Snaefell](#), [Sulby Reservoir](#), [Tholt-y-Will](#).

- **Lonan** - A parish on the east coast, Lonan covers an area of 15 square miles. Lonan is home to many deep glens and cultivated land making for lush, beautiful foliage. This picturesque parish sits just outside Laxey offering tons of amenities right at your doorstep.

Places of interest: [Ballanette Nature Reserve](#), [Lonan Old Church](#).

- **Maughold** - The parish of Maughold is located on the northeast coast of the Island, just south of Ramsey. With an abundance of glens and nature walks, Maughold is a natural gem with trails that open to expansive vistas across the Irish Sea.

Places of interest: [Ballaglass Glen](#), [Dhoon Glen](#), [Cashtal yn Ard](#), [Venture Centre](#).

- **Braddan** - Located just outside the capital of Douglas, Braddan is a wonderful place for families. With a variety of housing types, schools, shops and cafés.

Places of interest: [Braddan Bridge House](#), [Joey Dunlop Foundation](#), [business/shopping park](#).

- **Marown** - Marown is the midland parish of the Island and the only one that does not touch the sea. With mountainous regions on either side of its boundaries, Marown is a perfect place to build family memories in a lush valley setting. This parish includes the villages of Crosby and Glen Vine.

Places of interest: [Crosby Cricket Club](#), [Chibbanagh](#).

- **Santon** - Santon is the smallest of the parishes, encompassing 8 square miles of the Island's southeast coast. Beautiful open fields, glens and small inlets characterise this parish. Santon is nearly equidistant to Douglas and Castletown

Places of interest: [Port Soderick](#), [Mann Cat Sanctuary](#).

- **Arbory** - The Parish of Arbory is located in the south of the Island and its main settlements are Colby and Ballabeg.

Places of interest: [Colby Glen](#), [Grenaby Studios](#).

- **Malew** - On the southeast coast, you will find the parish of Malew with its beautiful coastline and rich history. Encompassing the village of Ballasalla, Malew has a plethora of housing options from single family homes to apartments with proximity to Castletown.

Places of interest: [Fort Island](#), [Scarlet](#), [South Barrule](#).

- **Rushen** - Rushen is characterised by slopey hills, sea cliffs, and overall interesting terrain. Located in the south of the Island, Rushen territory includes the Calf of Man.

Places of interest: [Spanish Head](#), [Meayll Circle](#), [Glen Rushen](#).

- **German** - German is a hilly parish on the west coast of the Island. Its lush fields and mountainous geography make it a nature lover's dream! Homes are spread out, allowing for privacy and quiet.

Places of interest: [St German's Cathedral](#), [Tynwald Hill](#).

- **Patrick** - Patrick is on the southwest coast, just south of Peel and north of Rushen. This parish is very diverse, encompassing beach houses and inland escapes. Patrick is home to the villages of Glen Maye and Foxdale.

Places of interest: [Glen Maye](#), [Dalby Mountain](#), [Archallagan](#).

- **Ballaugh** - About 5 miles long, Ballaugh is in the northwest of the Isle of Man. Most of the homes in Ballaugh are in the town centre with new estates being built.

Places of interest: [The Raven](#), [Curraghs Wildlife Park](#), [Ballaugh Plantation](#).

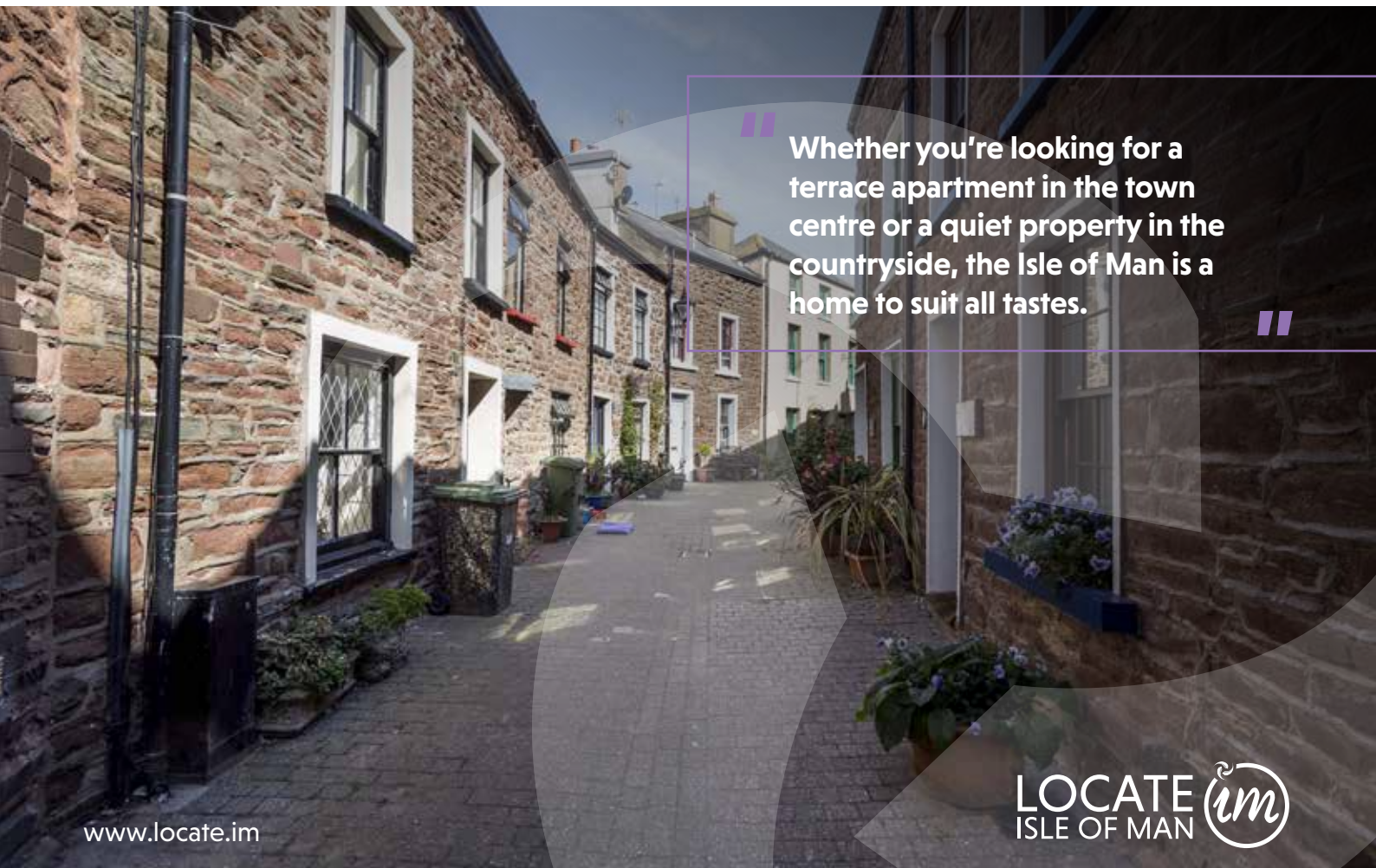
- **Jurby** - Located in the northwest of the Isle of Man, Jurby is a low-lying area with coastal dunes. It is prized as an agricultural parish with centralised communities of single family homes.

Places of interest: [Isle of Man Motor Museum](#), [Jurby Transport Museum](#).

- **Michael** - Michael sits on the western coast and is surrounded by rivers, quiet beaches and hilly fields. A truly unique area to the Island, Michael is home to the village of Kirk Michael.

Places of interest: [Isle of Man Goats](#), [Glen Mooar](#), [Glen Wyllin](#).

To learn more about individual neighbourhoods and to see what provisions and providers are central to each, please visit the [interactive map feature on Government website](#).



“ Whether you're looking for a terrace apartment in the town centre or a quiet property in the countryside, the Isle of Man is a home to suit all tastes. ”

Estate Agents

There are a number of Estate Agents, Property Rental Agents and Developers in the Island who are able to help you find your dream home in the Isle of Man.

Whether you are looking to buy or rent, searching for the perfect home or for a commercial property, the agents below will be happy to assist you on your relocation journey to the Isle of Man.

Black Grace Cowley Residential and Commercial
hello@blackgracecowley.com, +44(0)1624 645555

Carter Moon Residential and Commercial
info@cartermoon.com, +44(0)1624 626123

Chapman Commercial
info@chapman.im, +44(0)1624 623127

Chrystals Residential and Commercial
hello@chrystals.co.im, +44(0)1624 623778

Cowley Groves Residential and Commercial
rentals@cowleygroves.com, +44(0)1624 625888

DeanWood Residential and Commercial
info@deanwood.co.im, +44 (0)1624 620606

Garforth Gray Residential
hello@garforthgray.im, +44(0)1624 667788

Grays Residential
hello@graysestateagents.com, +44(0)1624 678876

Harmony Homes Residential and Commercial
douglas@harmonyhomes.co.im, +44(0)1624 616200

Lowey & Co Residential and Commercial
info@lowey.co.im, +44(0)1624 621337

Manxmove Residential
info@manxmove.im, +44(0)1624 61 99 66

Plum Properties Residential
hello@plumproperties.im, +44 (0) 1624 820600

Property Wise Residential and Commercial
info@propertywise.co.im, +44(0)1624 66 28 20

Quayles Residential
reception@quayles.co.im, +44(0)1624 622 320

Prime Real Estate Residential
property@primerealestate4u.com, +44(0)1624 616717

Property Rental Agents

In addition to above agents:

Arragon Properties Residential
info@arragonpropertiesiom.com, +44(0)1624 822424

Courtyard Apartments Residential
Jane.Hill@courtyardapartments.co.im, +44(0)7624 392582

ProSearch Residential
info@prosearch.co.im, +44(0)1624 619800

Property Developers

Dandara Residential and Commercial
isleofman@dandara.com, +44(0)1624 693 300

Forest Homes Residential
+44(0)1624 663 815

Hartford Homes Residential and Commercial
info@hartford.im, +44 (0) 1624 631000

Haven Homes Residential
haven@haven.im, +44(0)1624 835222

Rental Homes

If you're considering a move to the Isle of Man or if you're already in the process of relocating, a short-to-long term let can be an ideal move to allow you time to explore the Island's neighbourhoods and find your dream house. Many of the Island's Estate Agents offer property letting services, and will be very happy to help you in your search. This contract can run anywhere from one month to a year, and tend to require a month's deposit and references. Many of these lets can be furnished or unfurnished.

A list of the Island's holiday home letting agents can be found below.

- [Island Escapes](#)
- [The Cottage Agents](#)
- [Isle of Man Self-Catering Owners Association](#)
- [Visit Isle of Man](#)

Removal Companies

There's a good choice of local removal companies who specialise in UK, European and international collection and delivery. They can liaise with your movers, organise the entire experience and even offer online tracking of your belongings as they travel to the Island.

A selection of removal companies are listed below:

- [Callister Removals](#)
- [Jamie's Removals](#)
- [Edward Byrne Removals](#)
- [Corkill Removals and Storage](#)
- [Pickfords](#)
- [Hitchen's Removals and Storage](#)
- [Roy's Removal and Storage](#)
- [Moovers](#)

Specialist Relocation Services

- [B-Local](#)
- [Rock Relocations](#)

A Day in the Life of...

an Isle of Man Estate Agent

Tim Groves of Black Grace Cowley



Q1 Are there many differences between buying a property in the Isle of Man compared to the UK?

Not really - the process is virtually the same! Once a buyer has found a property they wish to buy; the offer, acceptance and conveyancing process are all broadly the same.

In terms of the costs associated with moving; the Isle of Man has many benefits over the UK. The Isle of Man has no stamp duty - a huge cost saving.

Property rates here are also significantly lower compared to the UK. Selling property here is also so much cheaper; Estate Agent fees are typically 50% lower than in the UK, with fees usually less than 1%. There are also no barriers to entry here, as there are in similar jurisdictions.

Q2 How about the property market?

The stability of the Isle of Man's Government and economy means the property market here is strong, consistent and stable. We rarely have peaks and troughs like the UK. For example, after the credit crunch we were not immediately affected, and when it did hit, it was nowhere near on the scale as the UK.

Recently we have seen a resurgence in the market here; new builds are in high demand and it's become a sellers' market. Stock in the £250-£480k bracket are low because they are so popular.

Q3 What does the Isle of Man have to offer in terms of property?

The Island has a large variety of residential and commercial properties available for sale or to rent - from first time buyer 'starter' homes to large executive detached houses.

There is a real eclectic mix of properties here too. Unlike certain areas in the UK, that have an identifiable style of build, the Isle of Man has a huge range of property designs, spanning across many eras.

You have the traditional Manx stone cottages, the beautiful Georgian period properties typically found in the centre of Douglas. You then have the old miner cottages in Laxey, the 40s and 50s red brick terraces and several major new build sites located across all four corners of the Island.

As well as the two to four bedroom houses and bungalows typical of the last 20 years, you have many beautifully converted sea front apartments formed from the old Victorian promenade hotels. There is a substantial amount of wealth here too, so you'll also find the odd stately home! Something to cater to everyone's taste.

Q4 What does a typical day look like for you?

No two days are the same. We work Island-wide so can be out of the office for most of a day, visiting people and their properties or showing properties to prospective purchasers. The hours are long, the miles clock up and the phone rarely stops ringing!



Settling into Island Life

Transport

Transporting your possessions, vehicles and pets also needs to be considered. The [Isle of Man Steam Packet](#) makes moving your things a lot easier and cheaper. You can arrange for [larger transport vehicles](#) and vans to transport your belongings. Most pets can be taken on-board too!

The Isle of Man Ferry is a great option if you are moving from the UK, Europe, or Ireland. There is a daily service from Heysham (Lancashire), Liverpool/Birkenhead, Dublin and Belfast. You can drive your car or van on board and relax as you journey to your new home.

Of course, if you are coming from farther afield, you will need to fly. Flying is the quickest and, for many, the most convenient way to get here. In recent years, the Island's air connections have expanded, leading to greater choice for travellers. The Isle of Man Airport, Ronaldsway, has daily flights to and from England, Ireland, Northern Ireland and Scotland making it ideal for international connections.

Couriers

If you would prefer to have your items couriered to the Isle of Man, there are also a number of Isle of Man based, cost-effective courier companies offering a range of freight solutions to and from the Island, these include:

- [Island Express](#)
- [Manx Independent Couriers](#)
- [Trans Mann](#)
- [Ship2Man](#)

Bringing your Pet

Moving to Great Britain with your pets has become a lot easier following changes to the [PET passport scheme in 2013](#).

From the UK

Most dogs and cats may travel between the Isle of Man and the United Kingdom without export certificates. However, certain breeds of dog (for example, Pit Bull Terrier types, Japanese Tosa, Dogo Argentino and Fila Brasileiro) are prohibited from importation.

While you will need a passport to fly to the Isle of Man with your pet, dogs and cats can travel freely from the UK via the [Isle of Man ferry service](#).

Moving from within the European Union (EU)

The PET scheme enables pet dogs, cats or ferrets, entry, or return to Britain, from certain overseas destinations (mainly EU countries) [without quarantine](#). They may need rabies testing and tick and tapeworm treatment. Your Veterinary Surgeon will have details of the scheme and can issue the passports.

Outside the EU

Regulations and restrictions apply to the import of these animals through the UK and onward to the Isle of Man. More information can be found on the [UK Government website](#).

Property taxes in the Isle of Man

There are no restrictions on purchasing property in the Isle of Man, no stamp duty and no inheritance tax, so you can start searching for your dream home today!

“ The Isle of Man Airport, Ronaldsway, has daily flights to and from England, Ireland, Northern Ireland and Scotland making it ideal for international connections. ”



“ The Isle of Man Government also offers maintenance grants, loans and tuition fees for university students based on eligibility and certain criteria. ”

Schools

The Isle of Man has a well-regarded education system, with high standards of teaching and a strong appetite for sports and culture. The curriculum content is largely drawn from the English national curriculum, but also draws on the Island's unique geographical, cultural and historic features.

Pre-school

There is no state run pre-school in the Isle of Man, but there are many privately run options to choose from and parents may also be [eligible for credits](#) from the Government.

Primary and Secondary School

The Isle of Man school year runs as in the UK. Children start school in the academic year in which they will turn five. The school year starts in early September and runs until late July with holidays at Christmas and Easter and half-term breaks in the autumn and spring.

There are [32 state run primary schools](#), including one that teaches in Manx, and [5 secondary schools](#). The schools work on a catchment system and children are expected to attend the school designated to the catchment area in which they live. School catchment areas, along with other useful local information, can be found [here](#).

To register your child(ren) for school, simply contact the administrator of the local primary or secondary school to begin the process or contact the Department of Education, Sport and Culture at +44 1624 685820 or admin.desc@gov.im

Public School

The Island is home to the highly regarded public schools [King William's College](#) and [The Buchan School](#).

The Buchan School is the junior to King William's College. The school consists of three parts (Nursery, Pre-Prep and Prep) with small class sizes for children aged 1-11.

King William's College is an independent boarding and day school for children aged 11-18 and is rated as one of the best International Baccalaureate schools in the UK.

University

Students follow the same path to university as in the UK, applying for places through UCAS. The Isle of Man Government also offers maintenance grants, loans and tuition fees for university students based on eligibility and certain criteria.

The Isle of Man Government contributes towards [university tuition fees](#) for students. Subject to eligibility and personal circumstances, financial support is available consisting of 2 main elements:

- A fees grant to cover tuition fees
- A means-tested maintenance grant towards living expenses

Students will be required to make an annual contribution of £2,500 towards their tuition fees, however, the Isle of Man Government offers a loan facility to students to fund this contribution.

Higher Education

There are also options for higher education on the Island at the [University College Isle of Man](#).

The University College Isle of Man is an associate college of the University of Chester and offers degrees in a range of areas including the arts, business and computer science. It also offers vocational training and apprenticeships centred on practical skills, including health and social care, engineering, plumbing and supervisory skills.



“ Patients from the UK who are temporarily residents here, on holiday or working for a period less than 3 months, are able to register with a GP. ”

Healthcare

Manx Care is the Isle of Man's equivalent of the UK's National Health Service (NHS). It employs around 3,000 colleagues, with an aspiration to be 'the best small Island health and care system in the world.'

Doctors

When relocating to the Island, new residents should [register with a General Practitioner](#) in the area where they live. There are 13 GP practices across the Island:

Douglas and district

- [Finch Hill Health Centre](#)
- [Hailwood Medical Centre](#)
- [The Kensington Health Centre](#)
- [Palatine Group Practice](#)
- [Snaefell Surgery Ltd](#)

Onchan and district

- [Village Walk Health Centre](#)

Laxey and district

- [Laxey Health Centre](#)

Ramsey and district

- [Ramsey Group Practice](#)

Jurby

- [Jurby Health and Community Centre](#)

Peel and district

- [Peel Medical Centre](#)

Ballasalla and district

- [Ballasalla Medical Centre](#)

Castletown and district

- [Castletown Medical Centre](#)

Port Erin, Port St Mary and district

- [Southern Group Practice](#)

Patients from the UK who are temporarily residents here, on holiday or working for a period less than 3 months, are able to register with a GP. Temporary residents from the EU or further afield may be charged for seeing the GP. The [Manx Emergency Doctor Service \(MEDS\)](#) provides back-up service when the GP practices are closed.

Hospitals & Acute Healthcare

Acute, Island-wide healthcare is provided at [Noble's Hospital](#) just outside the capital Douglas. It is a modern well-equipped facility which offers comfort, dignity and privacy. When necessary, patients are referred to commissioned specialist centres in the North West of England, as well as care in community settings such as GP services, nursing, dental care, and mental health services.

[Ramsey Cottage hospital](#) serves the north of the Island with facilities including a minor injuries and illness unit, an inpatient ward and services from physiotherapy to minor surgery.

The [ambulance and paramedic services](#) provide free pre-hospital emergency care and transport for the population of the Isle of Man.

Social Care

The Department of Health and Social Care is responsible for providing social care services for adults, children and families, residential homes and supporting those with learning disabilities. The Department is responsible for the delivery of public health protection and improvement services such as screening and vaccination programmes and monitoring disease/illness prevalence.

Pharmacies

Pharmacies and dispensing chemists are available across the Island, with at least one outlet in each town and village. They are routinely open between 9am - 5:30pm with a duty rota for each geographical area during evenings and weekends. A nominal dispensing fee is charged for prescription medicines, drugs and appliances. No prescription charge is payable for contraceptives. To view pharmacies and chemists near you, enter your address or postal code in the map [here](#).

Dentistry

General Dental Services offer check-ups and all necessary treatments. Charges are normally payable although some groups, including children under 16, are exempt. There are also a number of private dental clinics across the Island where residents can register and pay for treatment. The majority of these practices run private insurance payment plans.

Travelling off-Island

The Isle of Man has a **reciprocal health agreement** with the UK but no other countries. The reciprocal health agreement provides free emergency healthcare when visiting the UK and for visitors to the Island. Residents are encouraged to have adequate travel insurance to cover healthcare costs and medical repatriation when travelling off Island, including to the UK. The European Health Insurance Card does not apply in the Isle of Man as it is not part of the European Union or European Economic Area.

Private Healthcare

There are a number of private healthcare centres on the Isle of Man and many options for residents to choose private services over NHS. At Noble's Hospital, there is a Private Patient Unit which has been purpose built to offer a comfortable and peaceful environment to a high standard.

Vets & Animal Care

The Isle of Man has plenty of choice for veterinary care. There are vets in all the major towns, including emergency 24-hour services.

North

- [Arg Beiy Veterinary Practice](#)
- [Jane Callow](#)

East

- [Arg Beiy Veterinary Practice](#)
- [Milan Veterinary Practice](#)
- [Arg Beiy Vets](#)

South

- [Medicor Veterinary Practice](#)
- [Milan Veterinary Practice](#)
- [Strand Veterinary Practice](#)

East

- [Milan Veterinary Practice](#)

www.locate.im

Staying Connected

Internet

While the Isle of Man maybe in the middle of the Irish Sea, there have been huge investments into fibre optic technology and improved services for local customers, who benefit from 97% broadband coverage and 99% 4G coverage.

The network providers are as follows:

- [Manx Telecom](#)
- [Sure](#)
- [Wi-Manx](#)
- [BlueWave Communications](#)

Phone Networks

Isle of Man phone numbers work in the same way as the UK with its own area codes. The Island also utilises the UK's international dial code (+44).

The Isle of Man has its own set of telecoms service providers (above) so you will need to set up a new landline number and mobile phone SIM card when you move.

Please note that the Isle of Man is designated as a roaming destination by certain UK and overseas mobile operators so anyone using their UK or overseas mobile phone may be liable for roaming charges when making a voice call or accessing data.

Utilities

Gas & Oil

Isle of Man Energy are the only supplier of domestic gas on the Island. You will need to apply for an account initially and pay a small deposit (which you will get back after a term). To apply for an account and to find out more information, click [here](#).

If your new home is oil heated, there are several local suppliers of heating oil; these include [Ellan Vannin Fuels](#) and [Manx Petroleum](#).

Electricity

The Island supplier of domestic electricity is [Manx Utilities](#). You will need to register for an account, and also pay a small deposit. To apply and find out more information, click [here](#).

Local Authority Rates

How much you pay and to which authority, depends on where you live in the Island. The Treasury collects most of the local authority rates, however not for [Douglas Corporation](#), [Onchan District Commissioners](#) or [Braddan Parish Commissioners](#). If you pay rates on properties in these areas you will need to make separate payment arrangements. You can pay your rates online [here](#).

Electoral Roll

Once you have been resident for a minimum of 12 months you can register to vote in the Isle of Man and enter the electoral roll. To request a registration, visit the Isle of Man Government website [here](#).

Transport

Vehicle Registration

All UK, Channel Island, Irish or foreign registered motor vehicles brought into the Isle of Man must be re-registered in the Island at the earliest opportunity. The following must be submitted at an Isle of Man post office within the first 12 months of residency:

- an application form for both registration of the vehicle and its first licence
- any current registration documents (V5/log book etc)
- certificate of car insurance
- under certain circumstances, you may need to present a 'road worthiness certificate'

If your vehicle is over 3 years old a roadworthiness test must be booked for it immediately at the [vehicle test centre](#).

If you are bringing a motor vehicle from outside the UK, you will also need a Customs Clearance Certificate.

To learn more about importing your car to the Isle of Man, click [here](#).

Vehicle Tax/Licence Fee

To drive a vehicle on Isle of Man public roads, your car will need to obtain a 'Vehicle Licence Fee'. To apply and pay for your vehicle tax, click [here](#).

Driving Licence

An EU/EEA licence can be exchanged for a Manx Licence. Licences from Monaco, South Korea (with certain limitations), Australia, Barbados, British Virgin Islands, Falkland Islands, Canada, Hong Kong, Japan, New Zealand, Singapore, South Africa, Switzerland, or Zimbabwe can also be exchanged for a Manx licence, but certain restrictions may apply.

A foreign licence can be used for 12 months and then the driving and theory test will have to be retaken.

To apply for a Manx driving licence and to find out more about Manx driving licences click [here](#).

Parking

The Isle of Man currently operates a disc parking zone policy across a number of its towns and villages. Parking in certain zones requires the display of a parking disc, showing the time of arrival in the parking place. Discs are free to all, and are available from vehicle hire firms, Douglas Sea Terminal, police stations, post offices and local Commissioners' Offices throughout the Island. To view the roads and streets subject to parking restrictions, click [here](#).

Buses and Trains

You can find timetables for all Bus Vannin services plus details of special events and services on the Steam Railway, Manx Electric Railway and Snaefell Mountain Railway [here](#).

Banks

Many of the UK Banks have an international branch located in the Isle of Man.

A list of these can be found below:

- [HSBC](#)
- [Isle of Man Bank/RBS International](#)
- [Barclays](#)
- [Santander](#)
- [Lloyds](#)
- [Standard Bank](#)
- [Natwest](#)

Post Office

The Isle of Man Post Office is the Island's main postal operator, and you can find your local branch [here](#).

Superstores

The Isle of Man has a wide range of well-known shops and supermarkets which are blended with a unique mix of independent stores. There is a Tesco Superstore located in the capital, Douglas. The Island's local superstore, 'Shoprite', has branches spread across all points of the Island; in addition to stocking a range of local Manx produce, the store stocks larger national ranges. Douglas is also home to a large Marks and Spencer, and there are several Co-op and Spar outlets available across Island.

If you're looking for high street shopping, take a trip to Douglas - the Island's capital. Here you'll find the most extensive shopping area in the Isle of Man with a large number of high street names in fashion, homeware and furniture, technology, entertainment, and beauty. Another popular shopping spot for luxury brands is Tynwald Mills in St John's.

There are also national superstore chains including B&Q, Currys PC World and Pets at Home.

A person stands on a rocky cliff overlooking the sea, with a large circular graphic overlay. The person is wearing a light blue t-shirt and shorts, and is looking out over the ocean. The background shows a vast landscape with mountains and a blue sky with clouds. The text "LIFESTYLE IN THE ISLE OF MAN" is overlaid on the image.

LIFESTYLE IN THE ISLE OF MAN

Lifestyle in the Isle of Man

Bank Holidays & National Manx Holidays

In addition to the standard UK bank holidays, Island residents are also entitled to two additional bank holidays. These include Tynwald Day the National Bank Holiday, which takes place on the 5th July each year and the TT Bank Holiday, which takes place on the final day of the TT races.

Fun Activities

The Isle of Man has plenty to do! From outdoor hikes to exciting sea adventures and rainy day activities, start planning your perfect day out with the list below.

Adventurous Experiences

Within this spectacular 'playground', Adventurous Experiences promote and facilitate real, sustainable adventurous experiences, predominantly on the Isle of Man; maintaining high standards of safety, fun and learning. They offer sea kayaking, coastering and gorge scrambling.

Ape Mann Adventure Park

Set in one of the Island's largest plantations, South Barrule, Ape Mann provides activities for the whole family. Find your way through the rope courses, crawl through the sky barrels, take on the leap of faith, and whiz down the long zip-lines. The adventure park also includes one of the UK's highest sets of Monkey tree climbing hardware which is a challenge for anybody with a head for heights.

The Cook Shack

Whether you are looking for an escape for a few hours, a birthday gift for a friend or loved one, a corporate experience to share with your colleagues, or just want to have a go at making bread or exotic Thai and Indian dishes, why not book a course with Vivaldi Catering. Anything is possible!

Curraghs Wildlife Park

Curraghs is a wildlife park which connects people, wildlife, nature and community, to inspire passion for the natural world and its conservation.

Dance and Fun Factory

The Dance & Fun Factory offer many great and exciting things to entertain your children. They offer a meal deal which incorporates entrance fees and meal for your little ones. Offers include MUM's & TOTS group and a multi-award winning dance studio.

The Dome at the Nunnery

A new, innovative and unique location on the Isle of Man, within the grounds of the Nunnery is the Dome which offers an immersive 'Full Dome' cinema, planetarium and arts installations.

Dragon's Castle Play Area

Pop-in and play at this soft play area within the Villa Marina. Play is suitable for children that are 4ft or under or children up to and including 7 years of age.

Exit Strategy

Looking for a challenge? Bring your group to the Island's Live Escape Rooms. Located in Douglas, Exit Strategy has a range of rooms with different difficulties. Can you escape?

Fun Barn

A great adventure for kids and perfect for birthday parties. The fun Barn is complete with an ice skating rink and bowling alley (due to open December 2019), ball pits, slides, and tonnes of areas to explore. Relax in the café and enjoy their range of meals and beverages.

Geocaching

Join the world's largest treasure hunt with 785 geocaches around the capital of Douglas.

Hot Rocks Climbing

Hot Rocks Indoor Climbing Wall Isle of Man has a number of different climbing and related activity areas. You can enjoy monthly, weekly or single memberships.

Hover Kart City

Hover Kart City at Balthane Industrial Estate is an indoor hover kart racing and recreation centre providing action packed karting sessions for both children and adults alike.



**The Isle of Man has plenty to do!
From outdoor hikes to exciting
sea adventures and rainy day
activities**



Isle of Man Trike Tours

Isle of Man Trike Tours have a great many tours to choose from, but their most popular involve the 37.75 mile TT Mountain Course. The course weaves in and out of some of the Island's picturesque towns and villages whilst also making stops at historical landmarks for the TT.

Jump Zone

Jump Zone is totally and completely unique; you will have an experience like no other. Being the first of its kind in the Island, and suitable for all ages, Jump Zone offers jump times, a café, and birthday parties.

Laser Mayhem

Laser Mayhem is operated by Ex-Soldiers who have over 35 years combined Special Forces experience. This outdoor arena combines real world tactics and fun for amazing tactical game-play scenarios, all based in a woodland plantation.

Manx Laser Blast

Get ready for the ultimate adventure. Challenge your friends and family at Laser Blast's indoor arena with black lights, glowing walls and lots of places to hide!

Milntown

The estate is owned by the Milntown Trust established under the terms of the will of its previous owner and benefactor - Sir Clive Edwards. Visit this beautiful building's café, gardens and estate tours.

Onchan Pleasure Park

Onchan Pleasure Park is located in the district of Onchan at the north end of Douglas Bay. The park offers all visitors a great day out with facilities that are suitable for the whole family including motor boats, bumper boats, go-karts and crazy golf.

Palace Cinema

The Palace Cinema shows the latest mainstream movie releases with varied genres of film to suit all tastes. The Palace Cinema houses two screens which allows multiple screenings during peak periods.

Pepsi Max Bowl

Located on Ramsey's sea-front you'll find Pepsi Max Bowl. The complex has 10 bowling lanes, pool tables, table tennis, air hockey and a soft play area for the little ones.

Quad Bike Mania

Quad Bike Mania offers two hour quad bike experiences in the hills of South Barrule. Day and night time tours are available.

Segway Isle of Man

Segway Isle of Man has been an official licensed Segway tour operator on the Isle of Man since 2012. They are a small owner operated business and aim to provide unique and unforgettable tour experiences.

The Shred House Isle of Man

The Shred House in Tromode, Douglas is a purpose built indoor skate park equipped with ramps for all ages and abilities. The park is open to BMX, skateboard and inline skates.

The Venture Centre

The Venture Centre, the Island's Premier Outdoor Activity Centre was founded in 1981 and has been run since then by the Read Family. The unique location of the Centre makes it an ideal venue for a wide range of outdoor pursuits including archery, coasteering, air rifle, sailing, assault course and many, many others.



Art & Culture

Museums, Heritage and Concert Venues in the Isle of Man

With a rich history dating back to before 6500 BC, the Isle of Man is awash with historical and cultural activities.

Castle Rushen

Originally built for a Norse king in around 1200 AD, Castle Rushen was developed by successive rulers until the 1600s. Inside the Castle you'll be able to indulge in its history and hear from some of its inhabitants, including Bishop Wilson who you will find in his cell and the castle guards in their vaulted rooms.

Cregneash

Cregneash is a living illustration of a farming and crofting community in the 19th and early 20th century. You will see plough horses, Loaghtan sheep, shorthorn cows, pigs and Manx cats.

Gaiety Theatre

Nestled on the promenade of Douglas stands the Gaiety Theatre, the jewel in the Manx Heritage crown. Steeped in history and tradition, the Gaiety Theatre is one of the finest remaining examples of work by the legendary theatre architect, Frank Matcham. Daily tours are available as are tickets to all productions.

The Great Laxey Wheel

The Great Laxey Wheel or Lady Isabella (as she is also known) is the largest working waterwheel in the world. A brilliant example of Victorian engineering, she was built in 1854 to pump water from the Laxey mines. Today a climb to the top is rewarded with panoramic views across the Laxey Valley.

Grove Museum of Victorian Life

Built by the Gibbs, a wealthy merchant family from Liverpool as their summer retreat, it later became their permanent family home. The Gibb sisters, Alice and Janet continued to live in the house until their deaths in the 1970's. The house provides a real insight into the lives of this family from Victorian times to the 20th Century.

Hodgsom Loom Art Gallery

This space serves as an arena in which Manx artists, of all genres, can showcase their talents. Being a working woollen mill, the gallery shows and promotes many of the traditional arts and crafts being revitalised on the Island.

Home of Rest for Old Horses

Set in 92 acres of countryside just outside Douglas, the Home of Rest for Old Horses is a tranquil sanctuary for elderly horses, including retired trammers from the Douglas Horse Trams, as well as ponies and donkeys. You can buy feed for 25p-£1 and spend some time meeting these special creatures.

House of Manannan

At the House of Manannan, journey through a reconstruction of a Celtic roundhouse, join the crew of the Odin's Raven Viking longship and find out what life was like in a Viking longhouse.

Island Heritage Tours

Registered Blue Badge Guide, Chris Callow offers bespoke tours of the Isle of Man, specialising in the Island's rich industrial archaeology.

Isle of Man Motor Museum

Explore the amazing stories behind a collection of over 400 unique exhibits from around the world, including classic cars & motor vehicles and rarely seen private motorcycles.

Leece Museum

The Leece Museum is devoted to objects, photographs and documents specifically relating to Peel in the Isle of Man.

Manx Museum

The Manx Museum is bursting with artefacts and treasures unique to the Isle of Man. The Island's 10,000 year history is presented through film, galleries and interactive displays.

Nautical Museum

Discover the story of the late Captain George Quayle, his eccentric boathouse and his most significant surviving creation 'Peggy'.

Peel Castle

Peel Castle was originally a place of worship before becoming the fort of Magnus Barefoot, 11th century Viking King of Mann. Visit St Patrick's Church and the Round Tower which date back to the 10th and 11th centuries and step underground into the atmospheric crypt of the 13th century Cathedral of St German.

Rushen Abbey

Rushen Abbey was gifted by King Olaf I for use as a monastery in 1134. The centre tells its story from its religious beginnings to its more recent history of strawberry tea dancing and disco.

Villa Marina

The Villa Marina features an intimate concert hall, versatile event spaces, cinema and a children's play area, it's the ultimate entertainment experience. The centrepiece of the Villa Marina is the Royal Hall. Hosting some of the biggest names in music and comedy, it promises a great night every time you visit.

Music, Theatre, and Writing in the Isle of Man

Douglas Choral Union

The Douglas Choral Union is a group of Manx performers who first took to the stage in 1896, and have since delivered well over 100 shows of superior quality.

Erin Arts Centre

EAC has many community groups to get involved with including a 'Book Circle', Ladies Community Choir and Art Club.

Isle of Man Choral Society

The Isle of Man Choral Society is a community choir that, in conjunction with the Isle of Man Symphony Orchestra, performs one or more major works each year at its annual spring concert in the Villa Marina, Douglas.

Isle of Man Poetry Society

The Isle of Man Poetry Society was established in 2000 and holds events throughout the year at galleries and public places promoting poetry on the Isle of Man. It hosts informal monthly get-togethers called "Poetry Popln" for anyone interested in poetry.

Mannin Music

Mannin Music is a collaboration of private music teachers in the Isle of Man with the aim to provide a central contact point for you to find enthusiastic and qualified music teachers.

Mannin Music Mini Musicians

Mini Musician classes are a colourful and child friendly approach to developing the natural musicality of small children. The classes use the Colourstrings method, which is based on Kodály's approach to music education.

Manx Litfest Writers' Group

Monthly meetings in Douglas for writers on the Isle of Man to up their word count and chat with other writers.

Manx Music

Learn traditional Manx music with Culture Vannin. Children aged 10-18 can take part in the Bree Youth Traditional Music Movement.

The Manx Operatic Society

The Manx Operatic Society is proud to be long standing and well established on the Isle of Man providing not only entertaining shows each year for audiences but also an interesting and exciting hobby for all members both on and off the stage.

The Rock Project

The Rock Project is the UK & Ireland's premier school for children's contemporary music tuition.

Rushen Silver Band

A brass and percussion band with roots since 1926, Rushen Silver Band still delights audiences with their playing. They have a training band for adults and children wanting to learn.

Short Stories and Ludicrous Tales

'Short stories and ludicrous tales' is a short story reading night for grown-ups in the Isle of Man.

SoundCheck Isle of Man

SoundCheck is a music project that promotes young musicians island wide, producing regular live events and studio recordings.

Storytellers and Storytelling, Isle of Man

This group welcomes those with an interest in oral storytelling, whether teller, listener, beginner or professional.

Youth Arts Centre

The Youth Arts Centre provides high quality arts activities, development and support for young people. Activities for 8-18 year olds take place year round and include regular weekly classes, one-off workshops and long-term projects.

Art, Hobbies and Crafts in the Isle of Man

Craftworks Studio

Located in Castletown, Craftworks Studio is a fully equipped ceramic studio where you can paint your own pottery with your family and friends.

Embroiderers' Guild: Isle of Man Branch

This guild meets on Saturdays in Douglas for a variety of classes and workshops.

Isle of Man Art Society

The Isle of Man Art Society is open to anyone interested in art. New members, whether novices or experienced artists, are always welcome. The Society meets most days at Thie Ellyn, where members get together to work on their various works in the company of friends.

Isle of Man Drawing Club

The Isle of Man Drawing Club is a social group for friendly artists! They meet monthly for after-work drinks and life drawing, where art-lovers can chat and create in a no-pressure environment.

Isle of Man Photographic Society

A friendly society of amateur photographers, the members meet in Douglas where they share tips, lessons and host the occasional speaker. The club holds competitions amongst each other to learn and improve.

Mannin Quilters

A group in the Isle of Man who are interested in quilting, they meet every Tuesday evening from 7:15pm in the Sunday School of Ballabeg Methodist Chapel and every Wednesday afternoon at Port Erin Catholic Church Hall from 1:30pm. New members will be very welcome.

Manx Model Boat Club

The club was formed in the Isle of Man in 1985 by a small number of enthusiasts and now more than 30 years on it has approximately 40 members. Our members are interested in all aspects of Model Boating from Scale Models, Speed Boats, Submarines and Yachts to building static historical models and even ships in bottles!

Men in Sheds

Providing retired men with a regular opportunity to meet and join with others in a workshop setting, for metalwork, woodwork and more. A social hub, Men in Sheds is open to anyone over the age of 55. The workshop is situated in Port Erin.

University College Isle of Man

A variety of courses are available through the University College's leisure and recreational programme.



Foreign Language Learning in the Isle of Man

Café Lingo - English as a second language

Cafe Lingo (Isle of Man) is a stand-alone project sponsored by the Promenade Methodist Church as a way to "Welcome the Stranger". It aims to support newcomers to the Isle of Man for whom English is not their native language and to help them learn the English language.

Culture Vannin - Manx

Culture Vannin recognises the importance of Manx Gaelic as part of the unique culture of the Island. They firmly believe that continued support for the language should be at the cornerstone of the work of the organisation.

Infinity Language Services - French, German, Spanish and English as a second language

Infinity Language Services Limited was founded in 2017 and provides a range of tuition and translation services to individual, commercial and public sector clients. Infinity Language Services provides group classes and private tuition for all ages, from toddlers up to adults. It caters for all abilities, from beginner to advanced level, and assists with exam preparation for a variety of language qualifications, including GCSE, A Level and the International Baccalaureate. Its language offering includes French, German, Spanish and English as a second language.

The Language Club IOM

After school and holiday club in Isle of Man aiming to expose children age 4 to 11 to various languages and cultures focusing on learn through play method.

Language Exchange in Isle of Man

Find a Language exchange partner in the Isle of Man for live conversation. They provide free, helpful guidelines and tips on how to do a language exchange, as well as free lesson plans designed by an expert in language exchange learning. The activities are fun so you can easily "break the ice" with your new learning partner and get effective practice.

Manx Language Network

The last few years have seen a remarkable increase in support and interest for the Manx language and this website aims to provide an accessible route through what is happening in the world of Manx.

Private Spanish Tuition IOM - Spanish

Private Spanish Tuition IOM are a small team based on the Isle of Man aiming to teach Spanish and French to a wide variety of people across the island - from young to old, and from casual learning to exam preparation.

University College Isle of Man - English as a second language

A variety of language leisure courses are available through the college. Current courses on offer include Chinese Mandarin, French, Russian, Italian and Spanish. Furthermore, they offer English classes for non-native speakers.

Libraries in the Isle of Man

Ramsey Library

The Ramsey Town Commissioners Library is situated on the ground floor of the Town Hall in Parliament Square, Ramsey.

The Ward Library

The Ward Library offers free membership to everybody. A good selection of Fiction, Non Fiction, Audio books, papers, magazines, and free internet, Ward Library is in Peel.

George Herdman Library

The George Herdman Library in Port Erin has over 20,000 books, a selection of CDs, audio books, children's area, public computers & free Wi-Fi.

Castletown Library

This is a small friendly general library, with a good selection of fiction & non-fiction books for children and adults. They also host regular craft events.

Family Library

The Family Library in Douglas is a charity, a specialist centre for all young people, and an important social and literary resource for schools, adults and the wider Island community.

The Henry Bloom Noble Library

The Henry Bloom Noble Library is the place for every chapter of your life. Located in the heart of Douglas, this Library has a great selection of books, e-books, e-magazines, and a bunch of activities including children's story times.

Sport

Fitness & Wellness

Active Souls

Play your way to fitness at Active Souls where they believe that play isn't exclusive to age, fun isn't restricted to children and health and fitness aren't restricted to the four walls of a gym! Classes include old school favourites like British Bulldogs and a bunch of others that you may remember from gym class.

Healthy and Happy Personal Training

A variety of classes and training sessions available around the Island. All welcome.

Hot Rocks Climbing

Hot Rocks Indoor Climbing Wall Isle of Man has a number of different climbing and related activity areas. You can enjoy monthly, weekly or single memberships.

Isle of Man Archery Association

The Archery Association is recognised by IOM Sport and consists of two clubs: Isle of Man Archery Club in Greeba and Bowderyn Vannin Archery Club in Ronague. The Isle of Man Archery Club is your local target archery club on the Isle of Man and the Island's only Archery GB affiliated Target Archery Club.

Isle of Man Shooting Club

Target shooting in the Isle of Man.

Let's Run Isle of Man

A social running group for novice, beginner & intermediate runners on the Island. They currently run together Tuesday evenings and Sunday mornings. All are welcome.

Manx Carriage Driving 4 Disabled

The aim of this group is to allow as many people as possible to enjoy the pleasure of driving a pony and carriage. The group achieve their aims by allowing people with a wide range of disabilities to enjoy a physical activity, in good company, in the great outdoors and safely.

Manx Mountain Bike Club

The Manx Mountain Bike Club is made up of a small number of really dedicated mountain bikers who bring great things to the Isle of Man and mountain biking in particular. They are an integral part of the cycling culture of Mann and organise many cycling events.

Nobles Park Run

Join runners every Sunday for a free timed 5k in Nobles Park, Douglas. It is not a race against other runners, but a 5k timed run and can really be whatever you want it to be, whether that's for fun or as part of a training plan.

Northern Athletics

The Club is open to all ages and abilities and covers athletics, road running, cross-country and walking.

Shine Om Yoga

Ashtanga Yoga, Vinyasa, FIIT Yoga Flow - Insanity Instructor, Children's Yoga, Yoga accessories, Health products and overall motivation and well-being located in Douglas.

University College Isle of Man

A variety of wellness leisure courses are available through the University College.

The Yoga Studio

The Yoga Studio has a range of regular weekly yoga classes available in a range of styles - traditional Hatha and Iyengar; Ashtanga-based vinyasa; remedial and restorative. There are classes for all levels of ability.





Team and League Sports

Isle of Man Basketball Association

The fun and exciting sport of basketball offers fun and fitness for all ages and abilities. With Junior and Senior Leagues, the IOMBBA offers something for everyone.

Isle of Man Football Association

The FA run 3 Leagues, 3 Representative teams and 11 Cup competitions. Their goal is to grow participation, promote diversity and regulate the game for everyone to enjoy. Over 4,000 players of all ages and their many volunteers help the Isle of Man FA keep the grassroots game going.

Lawn Bowls Isle of Man

Established in Onchan in 1977, new players are always welcome regardless of experience and ability. The informal nature of their meetings makes it ideal for the novice bowler to learn the ropes.

Manx Flyball

Manx Flyball Teams are a group of people who get together to play sport with their dogs. Flyball really is a sport for all shapes and sizes of dogs.

Manx Hockey Association

The Manx Hockey Association currently consists of 7 clubs. Training is available to all ages.

Manx Netball Association

The Association, founded in 1984 aims to provide the opportunity to play netball in a safe and friendly environment. There are many clubs within the association to enjoy a game against.

Western Flyball Team

Looking for a fun and energetic sport for you and your dog? Western Flyball might be the team for you. They currently have a range of dogs on team, inclusive of all breeds and are located in St. John's.

Water Sports

Adventurous Experiences

Within this spectacular 'playground', Adventurous Experiences promote and facilitate real, sustainable adventurous experiences, predominantly on the Isle of Man; maintaining high standards of safety, fun and learning. They offer sea kayaking, coastering and gorge scrambling.

Northern Swimming Pool

Located in Ramsey, this pool is designed for fitness for all ages. With daily sessions and lessons, the Northern Swimming Pool may also be rented out for private hire.

Southern Swimming Pool

The Southern Swimming Pool is located in Castletown and has a plethora of activities, parties, sessions and fitness classes.

Western Swimming Pool

Located in Peel, this pool is the place to be for all levels of swimmers. They offer lifeguard accreditation, kayaking, and heaps of other classes as well.

National Sports Centre

In Douglas, the National Sports Centre houses loads of activities. Fitness Centre, Training pool, Leisure Pool, tracks, sports and classes are all available. It is the hub for athletic training in the Island.

Isle of Man Yacht Club

The Isle of Man Yacht Club is an active club both on and off the water, with a comprehensive sailing programme offering something for sailors of all ages, abilities, interests and a healthy social scene for friends and families. They run competitive racing series for mixed-fleet dinghies, First Class 8 sportsboats and yachts from April until September.

Peel Sailing and Cruising Club

All are welcome to join in races and/or come along to their various social events.

Port Erin Paddleboards

Port Erin Paddleboards is a Stand Up Paddleboarding Centre on the south west coast of the Isle of Man. They offer a plethora of lessons including SUPYoga and even offer Glo-Paddleboarding (and are the only UK provider). Seasonal rentals are available, too.

Saltworks SUP

Saltworks invites you to 'Feel the water beneath your feet' and try stand up paddleboarding. With lessons for children and beginners up to advanced, Saltworks SUP is a great way to get out on the water and see our beautiful Island.



TT Races

Every year, the Isle of Man welcomes thousands of leather-clad, thrill-seeking visitors looking for an adrenaline rush at the most iconic motorcycle event in the world: The Isle of Man TT.

The races take place on 37.73 miles of public roads, and run all over the Island, allowing riders and spectators to experience the variety of our landscape from coastal paths and mountain scenery to the bustling capital of Douglas. Locals and visitors are also treated to two weeks' worth of entertainment alongside the races, including an RAF Red Arrows display, fireworks, a funfair and plenty of refreshments from Manx-made artisans.

To find out more about the Isle of Man TT races, click [here](#).

Classic TT

The Classic Races take place during the Isle of Man Festival of Motorcycling, spread over four days. The Races are a celebration of the history and heritage of the TT races with riders using a wide-range of classic bikes to complete the course.

For more information on the Classic TT, click [here](#).

Manx Grand Prix

Later on in the year, the Island hosts a second wave of motorcycling for the Manx Grand Prix, consisting of six four lap races of the circuit spread out over a week. This event is often an opportunity to enjoy the road racing and maybe even see a future TT champion working their way up the ranks.

To find out more about the Manx Grand Prix, click [here](#).

A Day in the Life of...

an Isle of Man Food & Drink Provider



MaryBeth Coll of Foraging Vintners

Q1

What is Foraging Vintners and its offering?

Foraging Vintners is a seaside craft winery that specialises in non-grape based sparkling wines, ciders, ginger beers and cocktails. We produce champagne method style wines in the bottle and Prosecco style wines in kegs. All of our products are made onsite at the Old Coal Shed located at the Breakwater overlooking Port Erin Bay. We are known for our Rhubarb Fizz 'Rhuessa', which is available from our taps or by the bottle.

Q2

What does a typical day look like for you?

No two days are the same that's for sure - we have a 'to do list' that is never ending! As a couple we have a 'divide and conquer' attitude. Ian mainly oversees the production and manufacturing of our products. I assist in managing the bar and events side of the business, as well as tackling the paperwork.

Q3

How would you describe the food & drink industry here on the Island?

It's a pretty exciting scene because the produce is so untapped. Our colleagues involved in the food and drink industry here, whether it be producing charcuterie, spirits, chocolates, cheese or bread - are all inspired by what the Island has to offer. The best part is that despite us all being involved in our own businesses - we all work together and support one another where we can.

Q4

As a relocater - what drew you to the Isle of Man?

We tell folks that we came to the Island for the weather. But we left 300 days of sunshine in Colorado because at the time it made sense for Ian's work and initially we were only going to be here for 18 months. We chose the Isle of Man over other jurisdictions because of the security, because it's dog friendly and stunningly beautiful. We have been here nearly 8 years!

Q5

What made you decide to set up a bar and a winery here?

Ian was offshore on oil rigs for 17 years and we were trying to figure out a way for him to come off the rigs and for us to spend more time together. We had been making hooch as a hobby for years and decided it would be nice to give it a try. When we found the ideal premise, in an amazing location, we thought we might have an opportunity here...

The Isle of Man Government has been very supportive and we have accessed several of their financial assistance schemes.

We genuinely believe we couldn't have achieved what we have done with the budget we had, had we remained in the US or Australia (where we are from). There are still many opportunities to be found here!

Local Knowledge

Relocating to a new country and in some cases, culture can be daunting. Having prior local knowledge and integrating into a new community can make that move and change much easier. Below are just some of the groups that are available to help new residents get to grips and integrate into Island life.

- **Isle of Man What, Where, When Facebook Group** – a local group with over 25,000 followers which provides advice, event and business listings. The group is open to join, where you can pose questions and find out key information about the Island.
- **Isle of Man Living Facebook Group** – a Facebook Group where residents can share news, ask questions, promote their business and make friends.

Eating and Drinking

Food & Drink

There are plenty of wonderful and varied eateries and bars on offer across all corners of the Isle of Man. Renowned for its fresh produce from the Manx national dish Queenies to succulent Loaghtan lamb, the Isle of Man's food scene excels in quality and variety. Have a look at what the Island has to offer, at [Visit Isle of Man](#).

The Isle of Man prides itself on keeping residents entertained and you will find a wide range of clubs from recognised UK brands through to small local bars where you can try a locally produced beer or spirit. The capital, Douglas is awash with trendy boutique bars, pubs, and nightclubs. You can find a comprehensive list [here](#).

Social and Educational

Army Cadets

For action and adventure, fun and friendship, the Army Cadet Force is hard to beat. With nearly 39,000 cadets (aged 12-18) and 900 adults in over 1,600 locations in every corner of the United Kingdom, the ACF is one of the country's largest voluntary youth organisations. It is also one of the oldest tracing its history back to 1859.

Girlguiding

Girlguiding IOM is the Island's largest voluntary youth organisation comprising 65 groups catering for ages from 5 years to 26 years. They offer exciting opportunities, challenges and fun for girls and young women.

Manx Retirement Association

Formed in 1998, the Manx Retirement Association has grown steadily and currently has a membership of 390. Their aim is to provide a comprehensive range of social and cultural activities for people over 50 in the Isle of Man.

Mother T's

Mother T's offer a pub alternative on the first Friday of every month. Creativity and activity is always encouraged here so musicians bring your instruments, artists bring your sketch pads, poets your words, crafters your tools and join in for a magical evening making new friends and drinking delicious chai!

Royal Air Force Air Cadets

The aim of the Air Cadets is to give a flavour of what the Air Training Corps has to offer air-minded young people, as well as providing cadets with training, opportunities and activities.

The Scout Association – Isle of Man

Scouts take part in activities as diverse as kayaking, abseiling, expeditions overseas, photography, climbing and zorbing. As a Scout you can learn survival skills, first aid, computer programming, or even how to fly a plane. There's something for every young person. It's a great way to have fun, make friends, get outdoors, express your creativity and experience the wider world.

Sea Cadets Isle of Man

The Sea Cadets aim to give young people an experience that will help them grow into the person they want to be in a safe and friendly environment. Through various activities and adventures, young people learn teamwork, respect, loyalty, self-confidence, commitment, self-discipline, honesty and how to be the best version of themselves.

Southern Befrienders

Southern Befrienders is a charity that supports elderly, socially isolated people living in the south of the Isle of Man with volunteer befrienders, social events and outings. The overall aim of Southern Befrienders is to reduce feelings of loneliness and social isolation by providing reliable, regular companionship – whether by one-to-one befriending or in social groups.

U3A

The University of the Third Age is a self-managed lifelong learning co-operative. The Isle of Man U3A intends to provide opportunities for members to share learning experiences in a wide range of interest groups and to pursue learning not for qualifications, but for fun.

Youth Clubs

The Youth Service offers places to go, things to do and people to talk to for young people aged 8 to 21 and is part of the Department of Education and Children. Youth Clubs meet in venues across the Island.

COLCHESTER ROCK OYSTERS

per piece - £3.25

1/2 Dozen - £19.00

1 Dozen - £35.00

SPECIALS

LOBSTER BISQUE

w. queenie wonton & queenie
cracker £7.95

LOCAL MACKEREL

w. Paprika, Ginger & Spring
on Potato Salad.



#locateiom

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