

FREEHOLD RESIDENTIAL HOME FOR SALE – VACANT POSSESSION

LA GRANDE LANDE RESIDENTIAL HOME

ST SAVIOURS, GUERNSEY



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KEY HIGHLIGHTS

- 15 room residential home available to purchase for the first time in many years
- Historic permissions to create further rooms for residents and staff accommodation to provide a total of 26 rooms
- Substantial parking, WWII tunnels and beautiful, large gardens
- Available with vacant possession due to recent closure
- Potential to continue with existing use or apply for alternative uses
- Asking Price £1,800,000 for the freehold



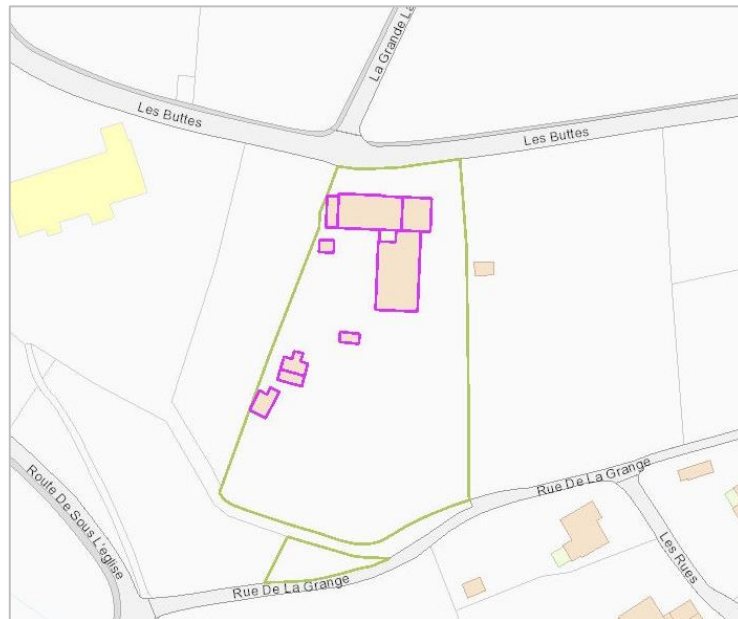
LOCATION

The Property is located on the South side of Les Buttes in St Saviours, Guernsey. This is a very rural location sitting just to the East of St Saviour's Parish Church.

The position offers a very quiet, peaceful, rural setting. The Auberge Du Val Hotel and Restaurant is a short distance away to the South-West and St Saviour's Reservoir and Nature Reserve is a short distance to the North-West.

The Property is also conveniently located on bus route 71 and there is a bus stop on the main road adjacent to the property.

Our understanding of the boundaries of the property are outlined on the following image.



DESCRIPTION AND ACCOMMODATION

The Property was originally a single family dwelling occupied by the current owners. We understand the majority of the original building was reconstructed behind the façade to form the purpose built residential home we see today.

The buildings sit within a site of 2 vergées and 32 perch (4,578 sqm / 1.13 acres). This includes the small, triangular parcel of land adjacent to Rue de la Grange, all of which is outlined on the location plan opposite.

The main building has been used for many years as a residential home and is arranged over ground and first floors to provide 15 bedrooms for residents. The rooms are all of an excellent size and include W.C. and washbasin facilities. Shower and bath facilities are separate and are arranged in adjacent rooms.

In addition to the bedrooms there is a communal lounge, a dining area and working kitchen which has recently been refitted. There is a second kitchen currently used as an office. Further, there is a laundry room and some external storage units. All of the accommodation has been meticulously looked after and is presented in very good order.

Having been operated until very recently, the property is offered fully furnished and could be reopened for specialised housing.



DESCRIPTION AND ACCOMMODATION CONTINUED...

Each of the bedrooms have a selection of furniture to include a bedside table, armchair, wardrobe, a chest of drawers and a television. The specialised beds are to be removed.

An attractive feature is that the garden rooms within the ground floor accommodation all have the benefit of patio doors opening onto a patio or veranda area allowing direct access into the gardens.



The accommodation is heated via two oil fired boilers. These provide heat to a wet central heating system with radiators included in each room.

Drainage is to a cesspit and there are Tribune unvented, hot water cylinders throughout the Property providing hot water.

Finally, adjacent to the rear car parking area and gardens is a large store and workshop. This is the structure which was granted permission to be demolished and replaced with the staff accommodation. We set out details under Planning below.

TUNNELS

In addition to the above accommodation and land, the Property is sold with the benefit of a large tunnel and storage complex built during World War II.

These are partially lined with concrete and are understood to have been used by occupying forces for rations and ammunitions during the War.

After the War, parts of the tunnels were opened to the public in 1985 and they were operated as a museum, but they are now closed.

An outline of our understanding of the extent of the complex is shown on the map below, sourced from the Cadastre Antiquities website. The actual layout appears to differ slightly. Sections of the tunnels extending under the adjacent church have been closed off and are not accessible from the Property, and vice versa. The sections within the freehold of the Property are outlined in red on the following image.



OPPORTUNITIES

Up until very recently, the Property has been used as specialised housing which we understand is classified as Use Class 4 under the Land Planning and Development (Use Classes) Ordinance 2017. The Property can therefore immediately be used for this purpose going forward, or alternative uses may be possible subject to the usual planning permissions.

We are aware that other residential homes which have closed down have been granted permission for Residential Use Class 6, Premises in Multiple Occupation. This may therefore be a further opportunity with the ability to then use the Property for staff accommodation or let rooms individually.

Other potential uses include larger scale conversions to return the Property to a single family dwelling or multiple, self-contained units.

We highlight that other than the following planning history, no detailed planning enquiries have been made with the Planning Department in respect of these other potential uses.

PLANNING

The Vendor has provided us with a number of plans which have been submitted under various Planning Applications. These cover the demolition and building of a new staff building as referred to above as well as the addition of a further rooms in a new wing on the main building.

The Planning Applications we are aware of are summarised as follows:

- **Planning Reference RES/2009/3415** - Construct staff accommodation - approval of reserve matters.
- **Planning reference FULL/2012/0517** - Demolish existing sheds and outbuildings and extend and alter residential homes (West elevation) install balustrading, construct concrete ramp and alter land levels – notification of grant of full Planning Permission.

- **Planning reference FULL/2015/2803** - Renewal of 2012 Permission to demolish existing sheds and outbuildings and extend and alter residential home – notification of grant of full Planning Permission.

The application for the construction of a staff accommodation block granted consent for a single storey building comprising 5 ensuite bedrooms, a shared living room and storeroom. The position of this staff accommodation is illustrated and referred to on the following block layout plan below.

In respect of the 2015 permission to extend the existing home adding further residents' rooms, this would provide a total of 21 bedrooms through retaining the majority of the existing and adding a new West wing. The total rooms would be 26 if all works were completed.

Plans are available for inspection, but a block layout of the existing and proposed accommodation is included below. It appears these permissions have now lapsed.

PRICE

The freehold interest with the benefit of full vacant possession is available at an asking price of £1,800,000.

VIEWING

Viewing is strictly by appointment only and to arrange access please contact the Landlord's sole agent Savills.

LEGAL COSTS

Each party will be responsible for their own legal costs.





CONTACT

Terry Gardiner
+44 (0) 1481 713463
terry.gardiner@savills.com

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