



Planning permission obtained to construct a beachfront home on a highly desirable site.

La Route de La Pulente, St Brelade, JE3 8HG

Guide Price: £2,100,000



[illegible]

Excellent restaurants, shopping facilities and the airport are just a few minutes drive away.

A simply excellent opportunity to acquire a site on the West coast of the Island, in a slightly elevated position with direct, uninterrupted views of St Ouen's Bay.

With an abundance of potential and planning approval obtained, this site, situated in the Coastal National Park, would enable the purchaser to construct a magnificent coastal property, with beach walks and local eateries on their doorstep.

The planning approval comprises two units of accommodation (P/2019/1270) as detailed below.

House – a three bedroom, three bathroom unit, with scope to use the TV room/snug as a fourth bedroom if needed.

Cottage – a two bedroom, three bathroom unit, with scope to use the open landing/study area as a third bedroom if needed.

The cottage has been designed for use as a tourism letting unit but could be changed to residential (as there were originally three residential units on the site).

The above structure could be revised to create a five bedroom family home, subject to planning approval by any potential purchaser.

All mains, except gas.

Freehold

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.
Telephone: 01534 722 227.



REV	DESCRIPTION	DATE
A	General amendments	20/09/2019

JOB TITLE

Proposed Redevelopment

LA FONTAINE

La Route de la Pulente, St Brélade

Mr & Mrs Baker

DRAWING TITLE

PLANNING

PROPOSED

3D VIEWS

DATE	SCALE	NTS
SEPTEMBER 2019		

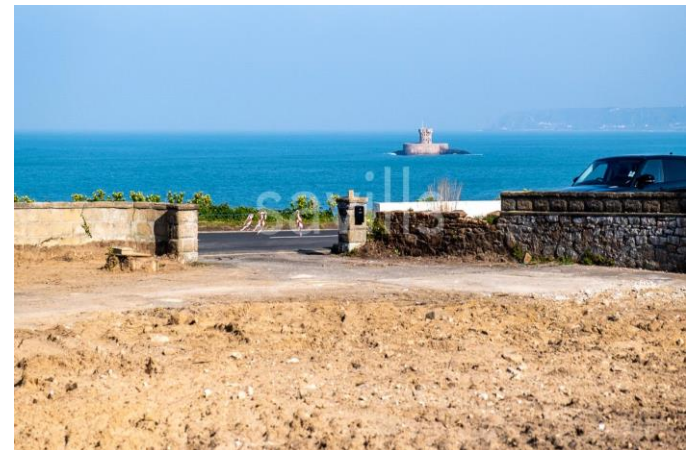
JOB NO.	DWG NO.	REVISION	DATE
917	159	A	20/09/2019


 SET OUT AND CONSTRUCTION OF
 NEW FENCING OF 200m x 10m
 (200m x 10m)

RIVA ARCHITECTS


 ESQ







TOTAL APPROX. FLOOR AREA 1870 SQ.FT. (173.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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TOTAL APPROX. FLOOR AREA 1479 SQ.FT. (137.4 SQ.M.)

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