

GROUVILLE

4 BEDROOM DEVELOPMENT PROPERTY

ASKING PRICE £640,000 FREEHOLD

DESCRIPTION

DEVELOPMENT OPPORTUNITY. Plans passed in perpetuity for a semi detached four bedroom family home situated off La Rue A Don. Currently set up as two one bedroom apartments each with their own entrances and parking. The plans are to reconfigure the existing dwellings to create a family home comprising a welcoming entrance hall with a cloakroom and study, an eat-in kitchen, separate utility, dining room and living room. With the first floor providing four bedrooms and three bathrooms. The property will also benefit from a large garden, and parking for three vehicles. Le Rossignol Estates are delighted to be appointed sole selling agents and look forward to your call.

DETAILS

Additional Information

The proposed development will require new services to be brought in from the road.

Water: There is a mains water connection access point installed in the road ready to come into the property.

Electricity: The current supply will be inadequate and requires a new supply brought in from the road.

Drainage: Currently the rear property drains connect to the front property. New drainage will be required out to the road.

The boundary line on the driveway will be moved back about 1.5 metres at the road side running to the rear of the front house.

Services

All mains services excluding gas

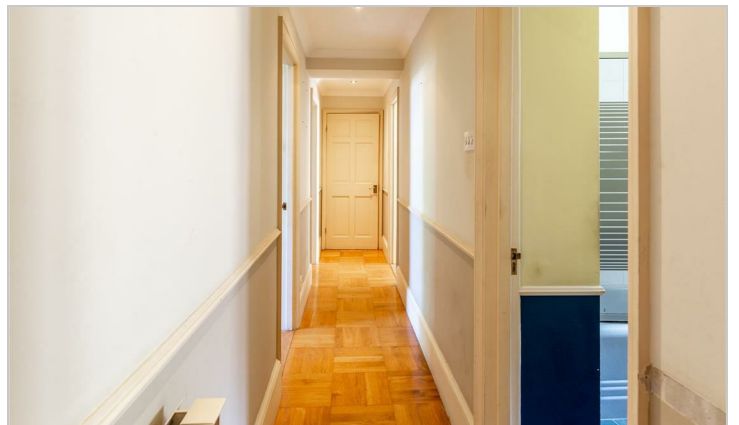
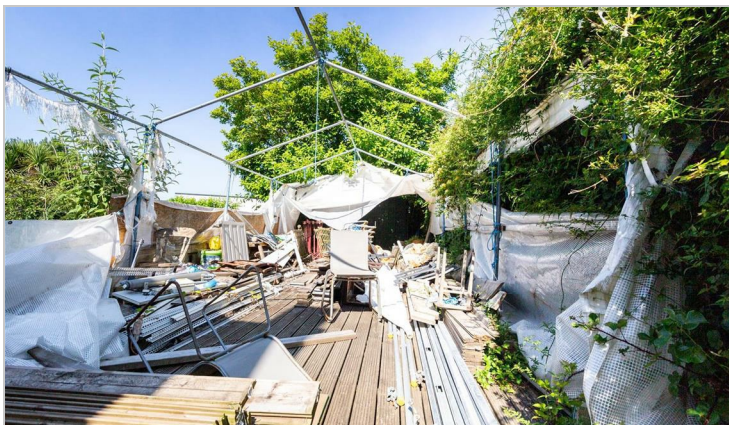
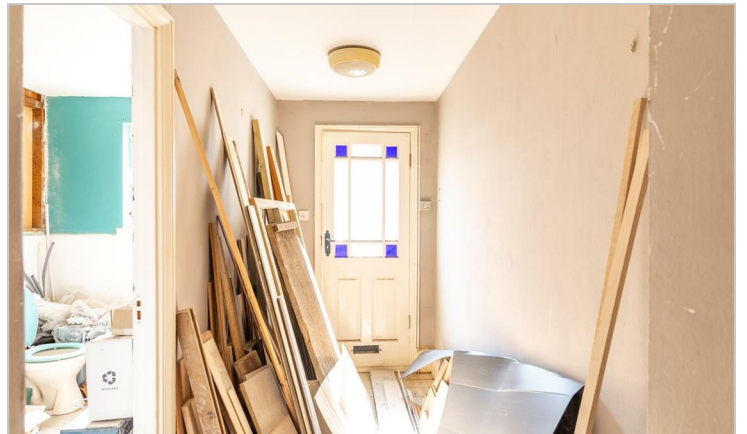
Jersey Housing Qualifications

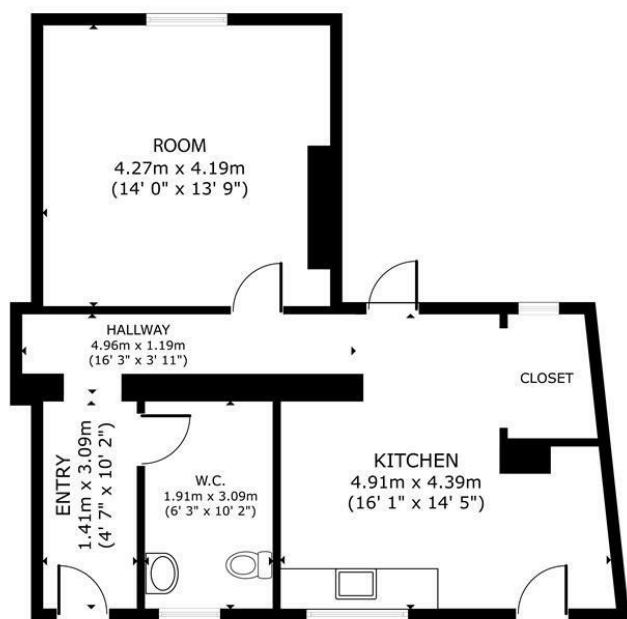
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

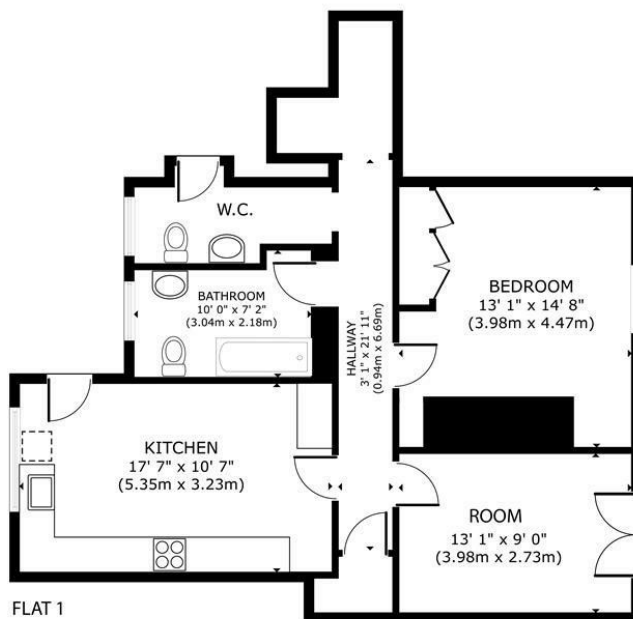
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.

Where personal service flies high





FLAT 2



FLAT 1

GROSS INTERNAL AREA
FLAT 1: 756 sq. ft (70.3 m²), FLAT 2: 592 sq. ft (55.0 m²)
TOTAL: 1348 sq. ft (125.3 m²)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



Le Rossignol Estates
The Nightingales
6 La Ville du Bocage
St Peter, Jersey JE3 7AT

01534 767 767
sales@lerestates.com
www.lerestates.com