Maillard &Co

For Sale

£ 1,500,000

L'abri, La Rue du Nord



"A rare opportunity to acquire a unique lifestyle and business property in the highly sought-after parish of St Ouen. "

3	1	1
Bedrooms	Receptions	Bathrooms

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RICS Jeaa JERSEY ESTATE AGENTS' ASSOCIATION naea | propertymark PROTECTED

Property features

- Approx. 3.73 vergees of agricultural land
- Scope for 17 individual storage units (plans available)
- Opportunity to modernise and add value
- Detached 3-bedroom bungalow
- Multiple commercial uses (storage, workshop, vehicle use)
- Large outbuilding with ~2,400 sq ft storage potential



Property details

A rare opportunity to acquire a unique lifestyle and business property in the highly sought-after parish of St Ouen.

This is a rare business opportunity to acquire a small but significant part of Jersey heritage, offering both lifestyle appeal and strong commercial potential. The agricultural field extends to approximately 3.73 vergees and is complemented by a substantial outbuilding currently utilised for storage and packing.

The total floor area extends to approximately 2,773 sq ft, including a substantial outbuilding with approximately 2,400 sq ft of storage potential. Plans are available to create up to 17 individual 24/7 storage units, an asset in Jersey's constrained property market. Alternatively, the space lends itself to a variety of uses including a garage workshop, storage for vintage or classic vehicles, boats or trailers, or equestrian-related use with land available for grazing. The flexibility of the site allows purchasers to tailor the property to their own business or lifestyle requirements.

To the front, the detached bungalow provides well-proportioned accommodation including three double bedrooms, a comfortable sitting/dining room with multi-fuel stove, and a separate eat-in kitchen. While the property is presented in fair condition, it offers clear scope for modernisation, allowing a purchaser to create a highly desirable rural home.

Overall, this is a unique and adaptable property with multiple income streams and long-term potential, rarely available in such a peaceful countryside setting.

Mains drains

Borehole water

Oil fired central heating

Please note some of the images in this listing have been virtually staged using AI.

Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.















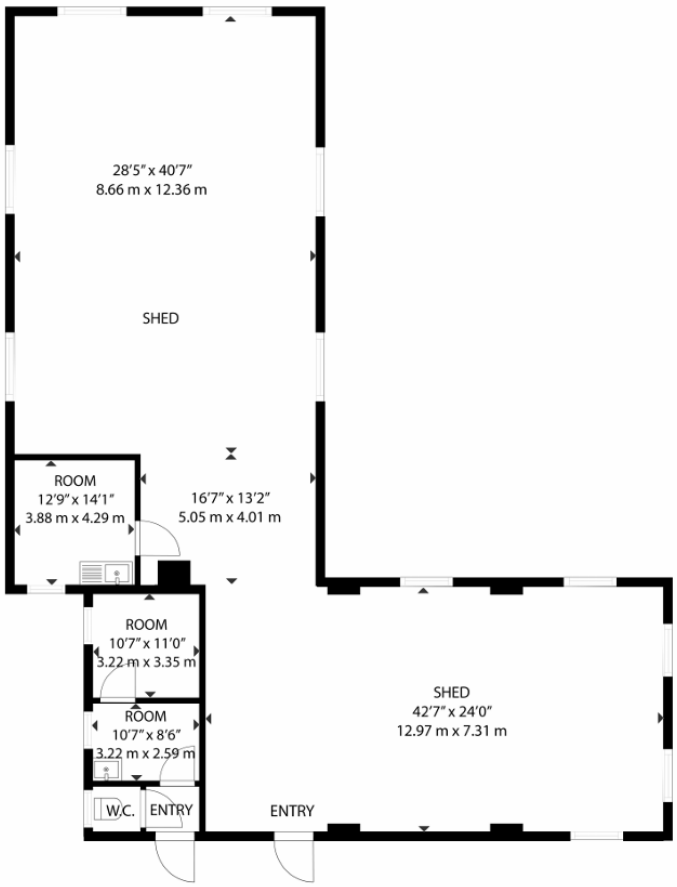






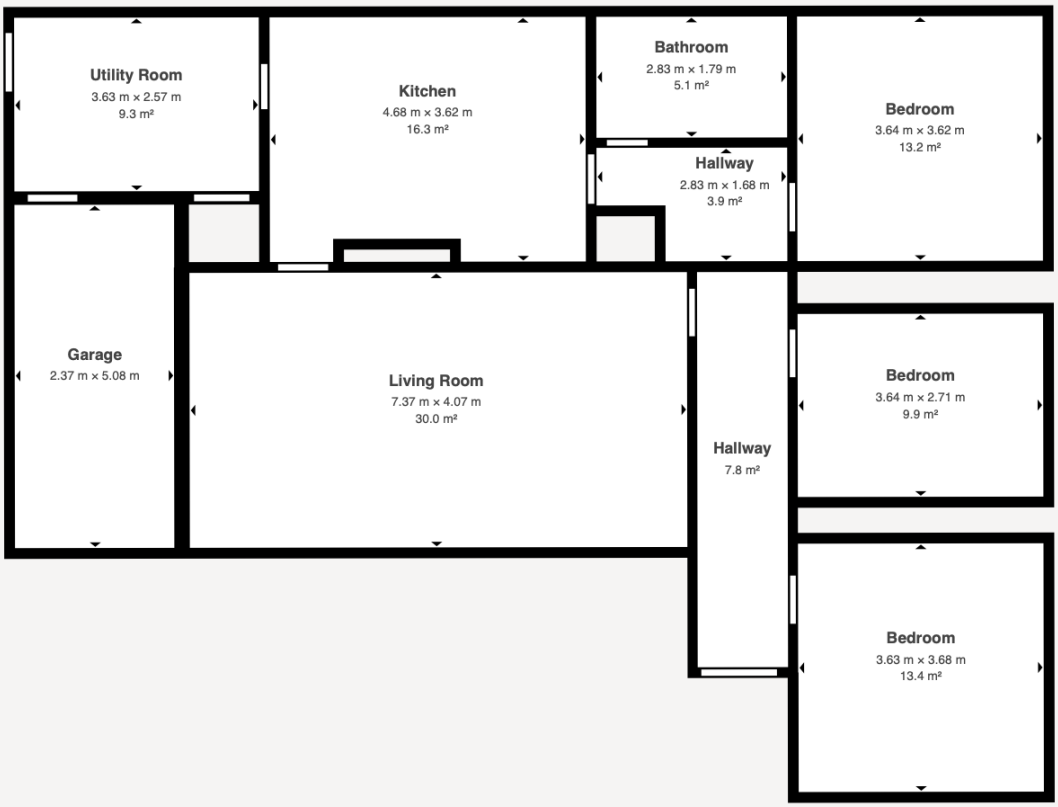

CLASSIC EURO
WORKSHOP
BOSCH
PIRELLI





GROSS INTERNAL AREA
FLOOR 1: 2777 sq. ft, 258.2 m2
TOTAL: 2777 sq. ft, 258.2 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



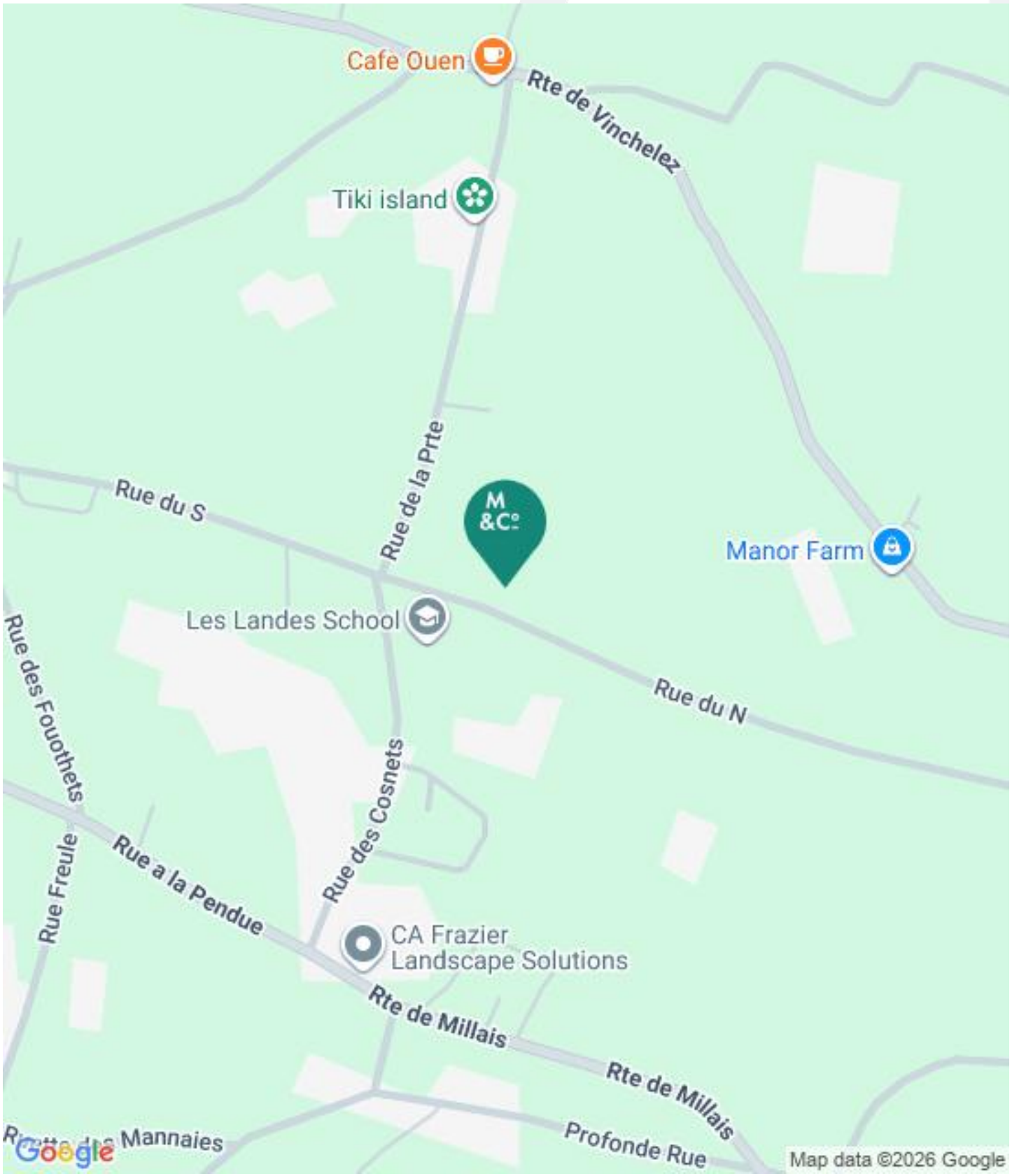
Matterport Property Report:

L'Abri

Gross Floor Area - Full Property 126.6 m² | **Floor 1** 126.6 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on Matterport


Cafe Ouen
Rte de Vinchelez
Tiki island
Rue de la Prte
Rue du S
M &C°
Manor Farm
Les Landes School
Rue des Fouothets
Rue du N
Rue des Cosnets
Rue Freule
Rue a la Pendue
CA Frazier Landscape Solutions
Rte de Millais
Rte de Millais
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