



Maillard
& Co

£ 950,000

Clos du Hogard Building Site, La Rue du Rue

For Sale



“For sale by unofficial tender, this very special site in the heart of a very popular Parish, with Planning approval for the construction of a detached house.”

4

Bedrooms

3

Receptions

4

Bathrooms

Property features

For Sale by Unofficial Tender
Planning approved building site.
Approximately 1 Vergee 28 Perch

Situated on a peaceful country lane
Permission for approximately 3,000 sq ft
4 bed 4 bath home



Property details

For sale by unofficial tender, this very special site in the heart of a very popular Parish, with Planning approval for the construction of a detached house.

A rare opportunity to acquire an approved building site in the heart of the St Martin countryside. Plans are approved for the clearance of structures on the site and for the construction of a detached, traditional styled house of approximately 3,000 sq ft, offering a large family kitchen/living room, a separate family room, cloakroom and study. On the first floor there will be 4 bedroom suites.

The property is set in a substantial site approximately 1 vergee 28 perch (3060 sq m, 32,937 sq ft) with mature trees and shrubs, a double garage and plenty of parking.

We understand that the new property will need to be connected to a septic tight tank and with bore hole water supply.

Interested parties are invited to submit their tender to the office of Maillard & Co, 31-33 New Street, St Helier in a sealed envelope marked "Tender for Clos du Hogard" by 3pm on Friday 24th February 2022

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.







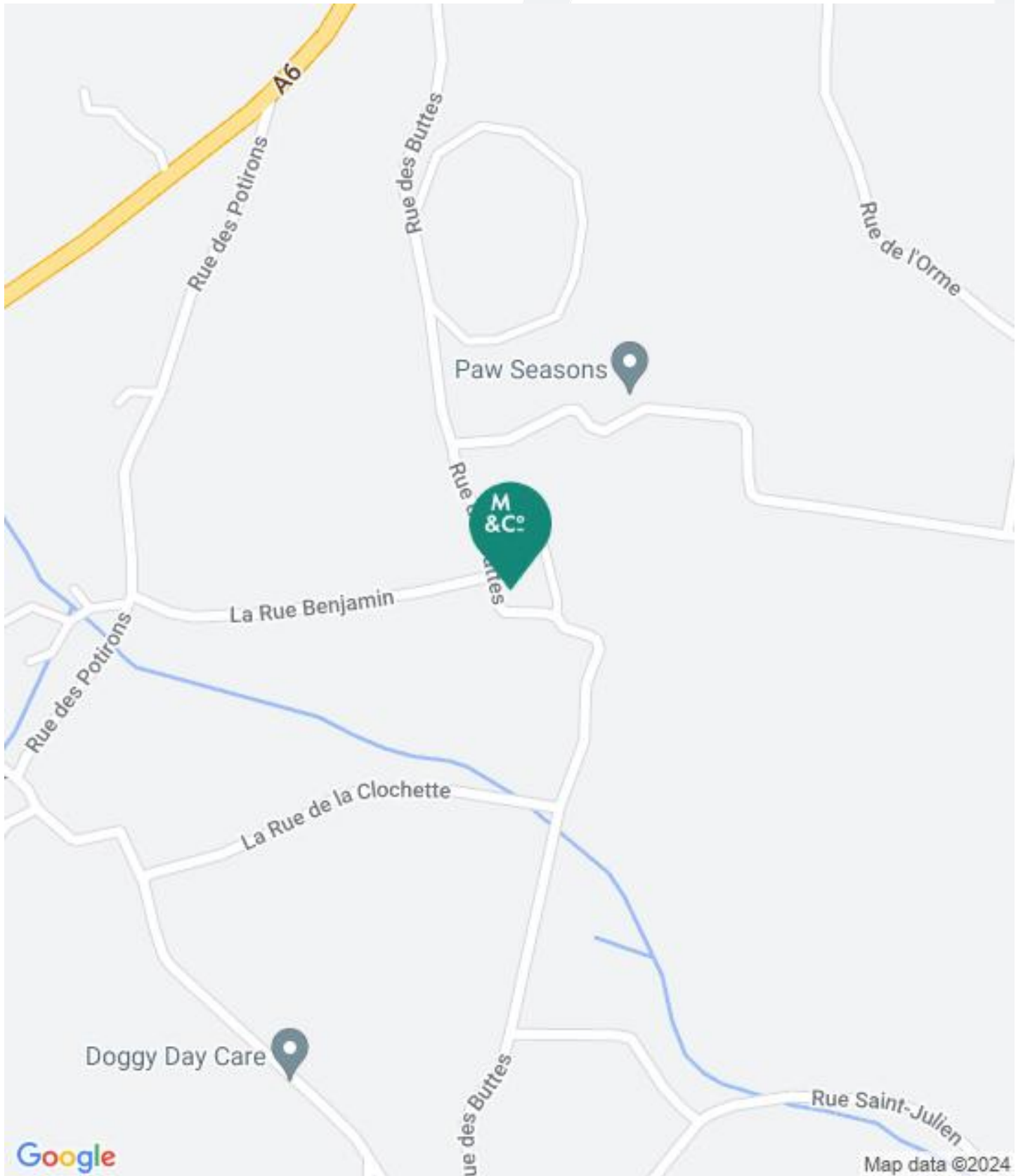


A3

CLOS DU PUYARD, ST MARTIN



<p>GODELARCHITECTS</p>	<p>Drawing Proposed Visualization 01</p>	<p>Architect Clara Du Houxart</p>	<p>Drawn 18</p>	<p>Checked by 18</p>	<p>Scale 1:1,000 A3</p>
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