



Maillard
& Co

£ 530,000

Broadfields Vinery, Les Chanolles de Six Rues

For Sale



“Approved Building Site in the Heart of Rural St
Lawrence”

4

Bedrooms

2

Receptions

2

Bathrooms

Property details

Approved Building Site in the Heart of Rural St Lawrence

An appealing level residential building site for one house situated in a green zone area of the island. Situated close to the St Mary parish boundary, this is a unique opportunity for the buyer to build their dream home. Site area 7,803 sq ft, house of 1,948 sq ft, approx.

PLANS PASSED - P/2021/1968 - "Demolish 3 no. existing Glasshouses and ancillary structures, and reinstate site to agricultural field. Construct 1 No. 3 Bedroom dwelling to North West of site with various landscaping alterations."

Purchase of the approved dwelling plot of 7,803 square feet together with the remaining land. The plans for the approved dwelling are for a 1,948 square foot, detached property, with additional 215sq ft garage incorporating EV charging and bike storage, and briefly comprises entrance hall with a utility room linking the house to the garage, a cloakroom, kitchen diner with bi-fold doors to the terrace, living room with bi-fold doors to the terrace, the first floor with the master bedroom incorporating an en suite shower room, two further double bedrooms, house bathroom and an office / bedroom four above the garage.

Contact bnewsham@maillardandco.com for more information.

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.



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