



Maillard  
& Co

£ 2,400,000

Hideaway, La Rue Des Pres

For Sale



“Large Residential Development Opportunity,  
subject to planning consent, for sale by informal  
tender, Guide Price of £2,400,000”

6

Bedrooms

2

Receptions

3

Bathrooms

For Sale

## Property features

Large development opportunity

Popular residential area

Approximately 21,515 sq.ft.

Viewings by private appointment only



## Property details

Hideaway is located on La Rue des Pres surrounded by residential developments in a built-up area with surrounding developments including Miladi Farm and Maison de Pres in St Saviour. Waitrose supermarket is within walking distance from the property and the route is well serviced by buses. Please see the location plan for further details.

Hideaway is currently arranged as two residential units on a level site, offering a large 5 bedroom bungalow and a small one-bedroom cottage, constructed circa 1960 on part of the then Bashfords Nurseries site and comprising circa 196.7 sq m / 2,117 sq.ft. of internal accommodation. Externally, there is parking to the north of the property for approximately 6-8 cars plus 2 garages and a large lawned garden. The property is connected to mains drains and water supply.

The overall site area is approximately 1998.82 sq m / 21,515 sq.ft. The property has no planning history and any development will be subject to planning consent. The property is ideally located in the 'white zone' according to the current Island Plan.

The Freehold interest in the property is being offered for sale by Informal Tender, subject to contract and vendor approval. The property is currently tenanted and will be offered with vacant possession at completion of the sale.

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 form Hideaway" by 5pm on 1st April 2022

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## 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.

















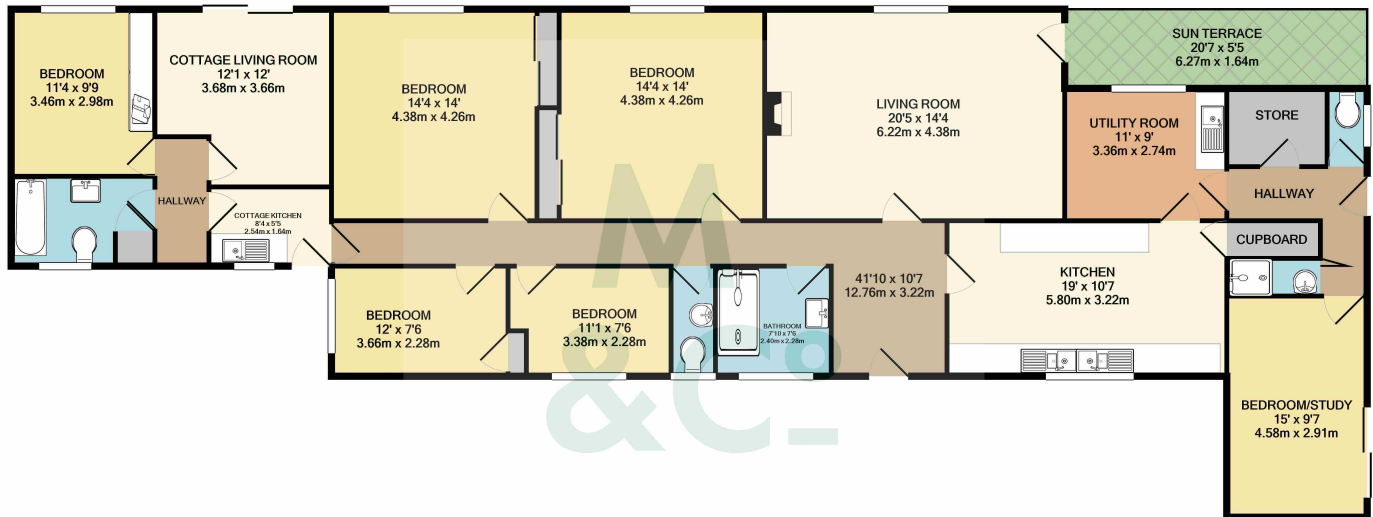












TOTAL APPROX. FLOOR AREA 2117 SQ.FT. (196.7 SQ.M.)

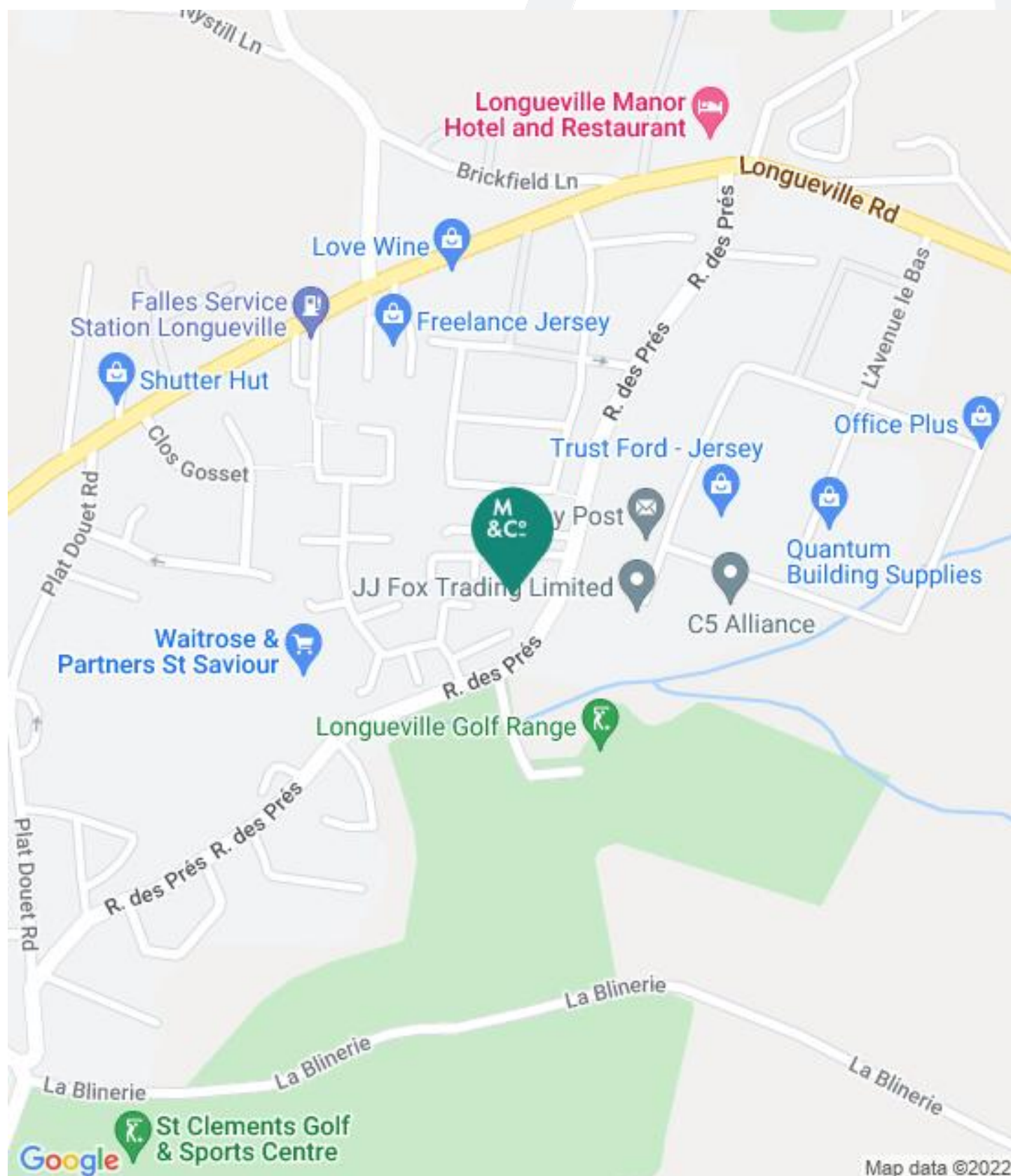
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix 6/2022













Leanne Kirkland

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Director, Head of Residential  
lkirkland@maillardandco.com  
01534 883101



Michael Dean

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Sales Consultant  
mdean@maillardandco.com  
01534 883105



Bridie Newsham

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Sales Consultant  
bnewsham@maillardandco.com  
01534 883103



Kerri Boocock

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Lettings Manager  
kboocock@maillardandco.com  
01534 883102