

COMMERCIAL PROPERTY HARD STANDING STORAGE



Sarre & Company
CHARTERED SURVEYORS

HARD STANDING AGRICULTURAL/HORTICULTURAL STORAGE AREA LA GRANDE ROUTE DE ST JEAN ST JOHN

CMP/2018/00186 Part Parcel Land Field J1003 & La Minoterie [Edged Red & Shaded Yellow]



Aerial Google 2019 & overlay P/2017/0800 approved drawing 3370 900 Rev P4

**APPROXIMATELY 5,150 SQ.FT
+ AREA FOR LANDSCAPING**

FOR SALE

ASKING £150,000

16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



La Grande Route de St Jean St John

LOCATION

The premises are situated on the West side of La Grande Route de St Jean, just to the North of the junction with La Rue des Peupliers.

We attach a site plan and location plan for reference purposes.

DESCRIPTION

The site is a level plot with vehicular access off La Grande Route de St Jean.

Permission has been achieved for part of the site to be utilised for Hard Standing, with the remainder of the site to be landscaped.

ACCOMMODATION

We attach a plan identifying the site and in particular the dimensions of the area suitable for hard standing, which extend to approximately 5,150 sq.ft with the remainder of the site to be landscaped and fenced in.

PLANNING

We attach a copy of the approved planning permit, for agricultural/horticultural purposes.

TRANSACTION

The premises are available by way of freehold sale.

OCCUPATION

By negotiation and on completion of legal formalities.

La Grande Route de St Jean St John

ASKING PRICE

£150,000

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS,
or Annie Bolle Jones**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

9 August 2017

Planning Application Number P/2017/0800

Dear Sir/Madam

Application Address:	La Minoterie, La Grande Route de St. Jean, St. John, JE3 4FN.
Description of Work:	Install hardstanding.

Please find enclosed the decision notice for the above application.

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions please notify us immediately.

Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. How to do this is set out in Supplementary Planning Guidance Practice Note No. 3 available online at www.gov.je

Yours faithfully

Peter Anderson
Consultant Planner

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/0800

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:
Install hardstanding.

To be carried out at:
La Minoterie, La Grande Route de St. Jean, St. John, JE3 4FN.

This permission is granted subject to compliance with the following Conditions and approved plans:

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.
- C. No part of the development hereby approved shall be occupied until all hard and soft landscape works as indicated on the approved plan have been carried out in full. Following completion, the landscaping areas shall be thereafter maintained as such.
Reason: To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with Policies GD1, GD7, NE1, NE2 and NE4 of the Adopted Island Plan 2011 (Revised 2014).

FOR YOUR INFORMATION

CAUTION

This decision is purely permissive and in no way absolves the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/0800

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plan has been approved:

Drawing No: 900 Revision P4, Proposed Landscape Plan

DECISION DATE: 09/08/2017

The development may also require building permission, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407.

APPROVED

CAUTION

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La Grande Route de St Jean St John



La Grande Route de St Jean St John

