

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

DEPOT SITE CHARING CROSS ST AUBIN, ST BRELADE



**FOR SALE BY INFORMAL TENDER
WITH VACANT POSSESSION**



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



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LOCATION

The site is located in on Charing Cross, St Aubin at the foot of Le Mont Les Vaux in the Parish of St Brelade. We attach a location plan for reference purposes.

DESCRIPTION

The Depot comprises an enclosed yard/parking area, together with 2x garages, a covered lean-to with a basic WC, and a further storage area. Access to the building is through a large sliding double door and also a single personnel door. A right of access (24/7) exists across the adjoining parking spaces (which do not form part of the sale).

The premises benefits from a 3-phase power supply and mains water and drainage.

USE

The site has been used as by the Parish of St Brelade since 1926 as a depot for the storage of vehicles, plant, tools and equipment. Alternative uses may be possible subject to the usual consents being obtained.

LISTING

Having been the site of a watermill, first recorded in 1269, which stood until the 19th century, the Property is subject to a Grade 3 listing, with Historical Archaeological interest (ref: BR0333). We attach below the schedule for reference purposes.

ACCOMMODATION

External Yard	551.01 sq.ft.
Garage A	192.67 sq.ft.
Garage B	256.87 sq.ft.
Lean To	242.64 sq.ft
Storage	<u>36.27</u> sq.ft
Total	1,279.46 sq.ft

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TENURE

The premises is available freehold with vacant possession.

INFORMAL TENDER

The Property is for sale by way of an INFORMAL TENDER subject to contract and Parish approval.

Conditional offers will be considered but unconditional offers are preferred.

Tenders are to be submitted to the offices of Sarre & Company by **12pm on Friday 25th April 2025**, in a sealed envelope marked “**Tender – The Depot**” using the tender form provided with these particulars or via email to sgale@sarreandco.com

GUIDE PRICE

Offers in excess of £250,000

LEGAL COSTS

Each Party to bear their own legal and professional costs associated with the transaction (whether or not it completes).

VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS
Evie Wills BSc (Hons) or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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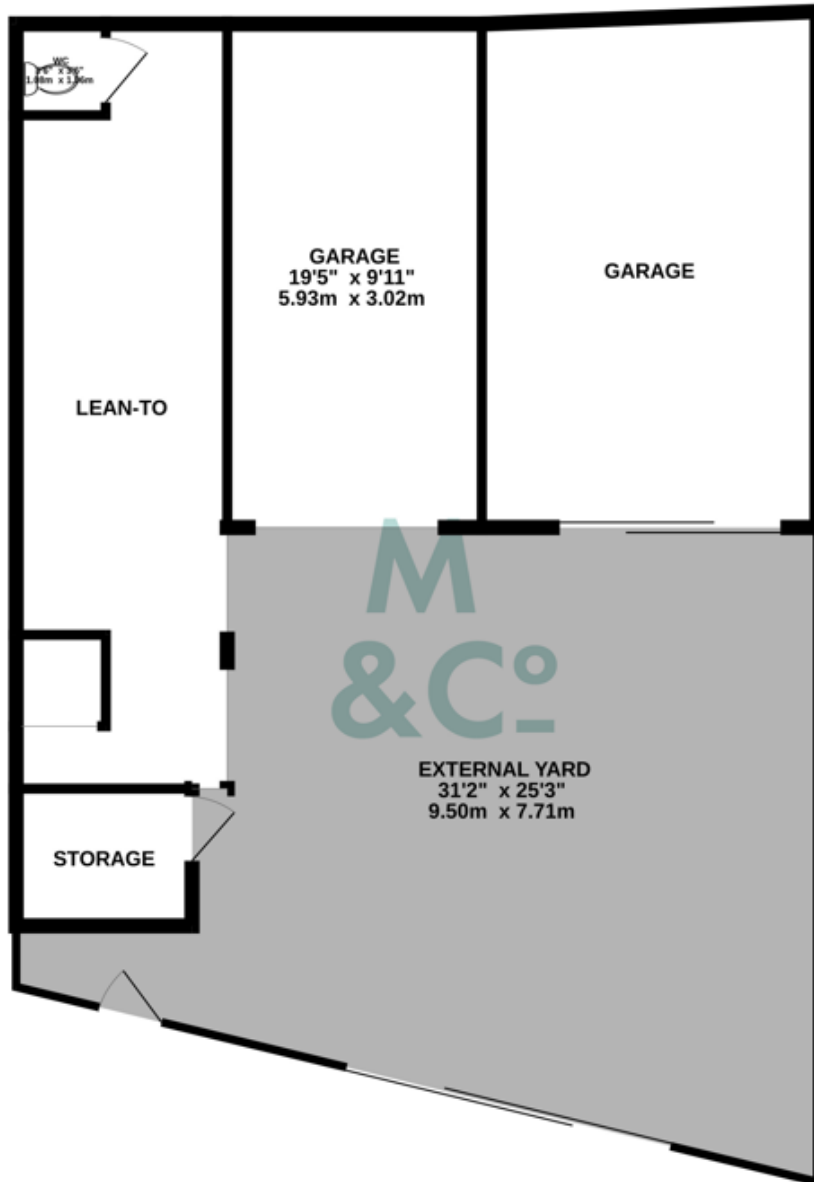


Digimap Address Locator



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GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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INFORMAL TENDER The Depot, St Aubin (Subject to Contract and Parish Approval)

The vendor does not bind itself to accept the highest nor any of the tenders submitted.
Tenders are invited subject to contract and Parish approval.

Tenders are to be submitted to the offices of Sarre and Company no later than **12pm on Friday 25th April 2025**, in a sealed envelope marked "Tender – The Depot" or via email to sgale@sarreandco.com

Purchaser's name:	
Purchaser's address:	
Purchaser's telephone:	
Purchaser's email:	
Purchaser's Legal Representative:	
Offer (exclusive of GST if applicable):	
Is funding required?	Name of funder:
Conditions:	
Proposed completion date:	
Signed: Date:	

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PLANNING AND BUILDING (JERSEY) LAW 2002
LISTED BUILDINGS and/or PLACES
Les bâtisses et endraits historique



SCHEDULE

Site of Le Moulin Desgoutesplie, Le Mont Les Vaux, St. Brelade.

In amplification of the requirement of;

- i) Article 51 Paragraph 3(a) to show in relation to each site included on the List which one or more of the special interests set out in paragraph (2) attaches to the site;
- i) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- ii) Article 51 Paragraph 3(d) to specify any activity, referred to in Article 55 Paragraph (1), which may be undertaken on the site without permission;

the following supports the view that the site known as **Site of Le Moulin Desgoutesplie, Le Mont Les Vaux in the Parish of St. Brelade** is of special interest.

- | | |
|---------------------------------------|--|
| i) HER Reference | BR0333 |
| ii) Special interest | Historical Archaeological |
| iii) Statement of Significance | The site of a medieval watermill, first recorded in 1269, which stood into the 19th century. |
| iv) Description | <p>The site of a watermill of medieval origins. The mill name has various spellings (d'Egoutpluie, Egoutte-Pluie), meaning 'raindrop mill'. There is a recorded reference to the mill in 1269, and it is the earliest known building in St Aubin. The mill was sold in 1526 to Roger Le Breton, and later it belonged to Jacques Remon. The 1795 Richmond map shows a building on the site, with a stream (leat) and pond uphill to the west. The mill was destroyed by fire, and the site purchased in the 19th century by the Jersey Railway Company. When the railway had gone out of business, the Parish bought the site and erected a plaque "Site du Moulin Desgoutesplie erige avant MCCLXIX" on the rubble granite roadside wall, which is thought to be the only standing structure surviving from the historic mill buildings.</p> <p>The site of a watermill, first recorded in 1269, which stood into the 19th century, which has the potential to retain below-ground archaeological remains of the mill building and evidence from various phases of its development.</p> |

SCHD_ARC Amended 28/11/2017
15/01/2018

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v)	Location	Plan attached
vi)	Restricted activities	<p>Where sites have special archaeological interest, the following are deemed to be restricted activities for which express consent is required</p> <p>(a) to use or operate a device designed or adapted to detect or locate metal or minerals in the ground; (b) to carry on an activity which might injure or deface the site or part of a site. (c) to insert a probe into the surface of the site (d) to dig a hole or make an excavation, (e) to remove sand, stone, gravel, earth or rock (f) to tip earth or waste material.</p> <p>This might include activities that would involve works to the subsoil; drainage works; planting or uprooting trees, hedges or shrubs; the stripping of top soil; tipping operations; the commercial cutting and removal of turf or gardening.</p> <p>The following activities are permitted and do not require express consent.</p> <p>(g) Where part of or all of the site is in current agricultural use, ploughing to a depth not greater than previously carried out and no more than 30cm; (h) Where part or all of the site is already in use as a garden digging, where the ground has been previously dug, where it would not disturb the soil below the depth of 30cm; (i) Where part of or all of the site is used as a graveyard, the excavation of graves, where provision is made for archaeological recording; (j) Where part of the site is used as carriageway, the repair, maintenance or other excavation of the carriageway, to a depth not greater than that previously excavated; (k) Where part of the site is used for the provision of underground services and/or drainage, the repair, maintenance and/or re-laying of those services and/or drainage, where any excavation is not to a depth greater than that previously excavated in the existing service run.</p> <p><i>[Informative: the listing applies to the archaeological/historical features and below-ground remains as set out in the Description and Statement of Significance and does not include later buildings as structures, unless they are specified as being part of the heritage interest of the site.]</i></p>
vii)	Listed Status and Non-statutory Grade	Listed Place Grade 3
viii)	Date of Schedule	15/01/2018

SCHD_ARC Amended 28/11/2017
15/01/2018