

Development Opportunity La Vielle Vinnaire

Hougues Magues Lane - St Sampson - GY2 4UR

Price £920,000



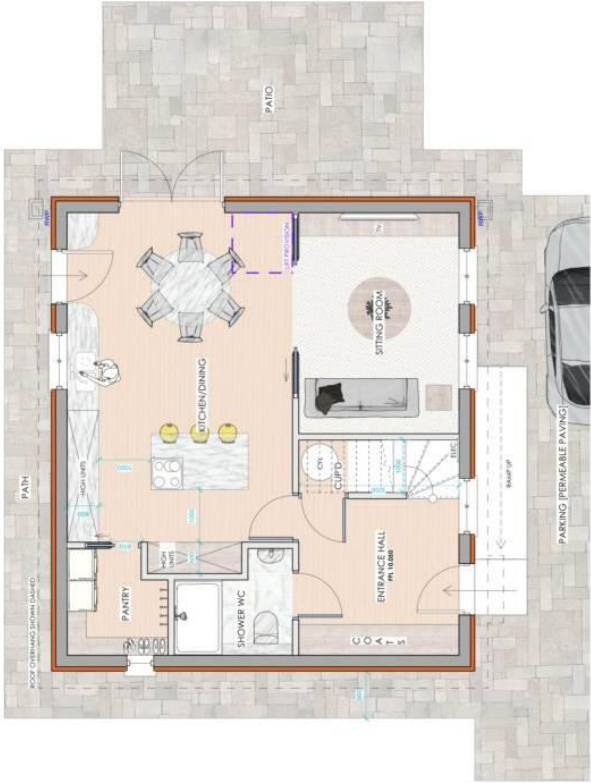
REF: **2376**

TRP: **Tbc**



- Exciting opportunity to build your dream home.
- Situated in a quiet lane in St Sampsons.
- Full planning/building permission for 2 bed home.
- 2 large fields adjoining.
- Domestic garden, store and bike shed.
- Perry's Guide - Page 9 H3.

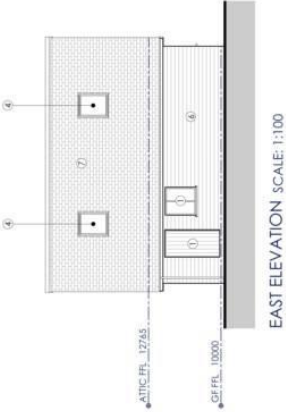
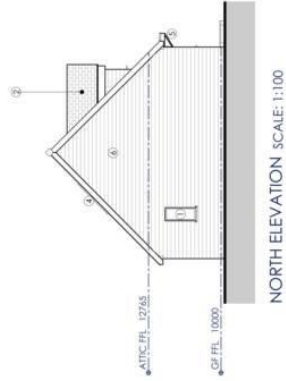




GROUND FLOOR PLAN SCALE: 1:50

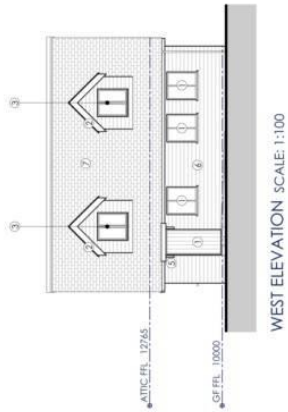


FIRST FLOOR PLAN SCALE: 1:50



NUMBER KEY:

- 1 Existing windows & doors to be replaced with aluminium
- 2 Proposed dormers
- 3 Proposed aluminium windows
- 4 Proposed aluminium doors
- 5 Proposed front entrance (P10142 x 100)
- 6 Proposed door canopy
- 7 150mm brick external insulation & Cavity coating
- 8 Re-roof existing side roof
- 9 Gutter profile down



A Revision: 26/05/2023 Update existing double doors to glazed patio doors. 28
By: Client

Project: PROPOSED PACKING SHED CONVERSION
ST SAMSONS
GUERNSEY
G72 4WA

PROPOSED PLANS

FLOOR PLANS & ELEVATIONS

Scale: A1: AS NOTED Date: MAY 2023 Drawn: 28

Status: FOR INFO/ APPROVAL FOR CONSTRUCTION

Drawing no. & revision

369 C2 A



THE DRAWING ROOM
ARCHITECTURE

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Chateaux Estates are pleased to offer an exciting opportunity of building your own dream home on a large builder free plot of land located along Hougues Magues Lane in St Sampsons. The plans have received full building permission from the authorities which comprises a detached 2 bedroom property approx 1,100sqft and requires the completion of a newly built shell which needs internal fit out, the addition of dormer and Velux windows and external thermal cladding. The internal layout of the proposed dwelling is completely flexible, however the approved planning drawings indicate a spacious entry hall with staircase to first floor, a ground floor shower room, kitchen/diner, walk in pantry and sitting room. On the upper level the plans show a large master suite and a second bedroom. Either side of the approved domestic curtilage there are 2 agricultural fields, the North measuring approx over 3,000sq m and the South approx 2,200sq m together with approval for its own entrance from the lane. In addition to the proposed dwelling there is an outbuilding to be used as a garden and bike store. This property may well suit the person looking for the opportunity to have a new dwelling together with a small holding for growing or animals. As you can see by the attached imagery this design will make for a very impressive home. For further information please call Chateaux Estates on 244544.

ENTRANCE HALL 4.1m (13'5") x 3.05m (10'0")

Large entrance hall with staircase to first floor, understairs cupboard and area for built in cupboards for general storage. Doors to shower room and kitchen/diner.

SHOWER ROOM 2.2m (7'3") x 2.05m (6'9")

With shower, wc and basin.

KITCHEN/DINER 6.85m (22'6") x 4.3m (14'1")

The proposed layout indicates a modern kitchen arrangement together with a central island forming a breakfast bar together with space for a dining table. Door and window to rear and patio doors to side. Pocket sliding doors top sitting room and sliding doors to walk in pantry.

SITTING ROOM 4.2m (13'9") x 3.05m (10'0")

With two windows to front and pocket doors to kitchen/diner.

FIRST FLOOR

LANDING

With doors to both bedrooms.

BEDROOM 1 5.5m (18'1") Into Eaves x 4.2m (13'9")

Large double bedroom with dormer to front and Velux roof window to rear. Door to ensuite.

ENSUITE SHOWER ROOM 2.85m (9'4") x 2m (6'7") Into Eaves

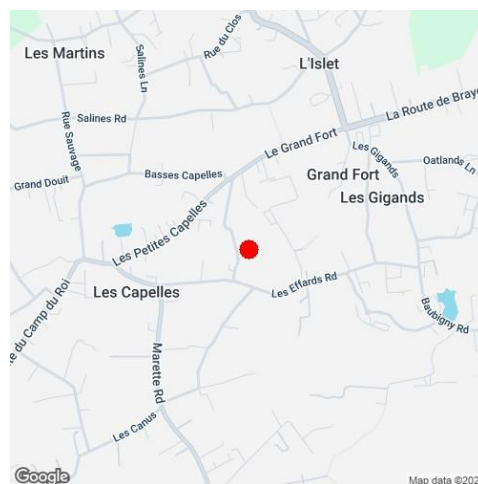
With Velux roof window to rear.

BEDROOM 2 3.4m (11'2") Into Eaves x 3.05m (10'0")

Single bedroom with dormer window to front.

EXTERNAL

The overall ownership of land is approx 3 vergee and 26.98 perch with the dwelling house situated approximately in the middle of the site. The dwelling is approached over a long drive from Le Hougue Magues Lane with access to the North field which has a block built former boiler room. Within the drive there is a large outbuilding to be used as a garden shed and bike store. Approval for the conversion of the recently built packing shed includes the establishment of domestic gardens to be separated from the fields by earth banks.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Available, Broadband: Available

WHAT3WORDS: generated.wools.taxi

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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