

INTRODUCING

Mount Grove, La Rue De La Blanche Pierre, St Lawrence, JE3 1EX

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

With superb sea views – Set on the South of the island, a most exceptional opportunity to acquire this very extensive property (site area 24,305 sq. meters) which enjoys the benefit of a current planning permit, to construct a most outstanding large family residence, providing some 18,000 sq. ft. of accommodation (including integral garaging).

The site is set in one of Jersey's most exclusive locations and extends to several acres with full South facing aspect and fine sea views that extend over St Aubin's Bay. Conveniently located and set approximately equidistant between the island's capital and the airport.

-A VIRTUALLY UNIQUE OPPORTUNITY TO DEVELOP ONE OF JERSEY'S PREMIER HOMES-

Price £6,800,000 | Offers Invited | Qualified | Freehold



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PROPERTY ID: 2127







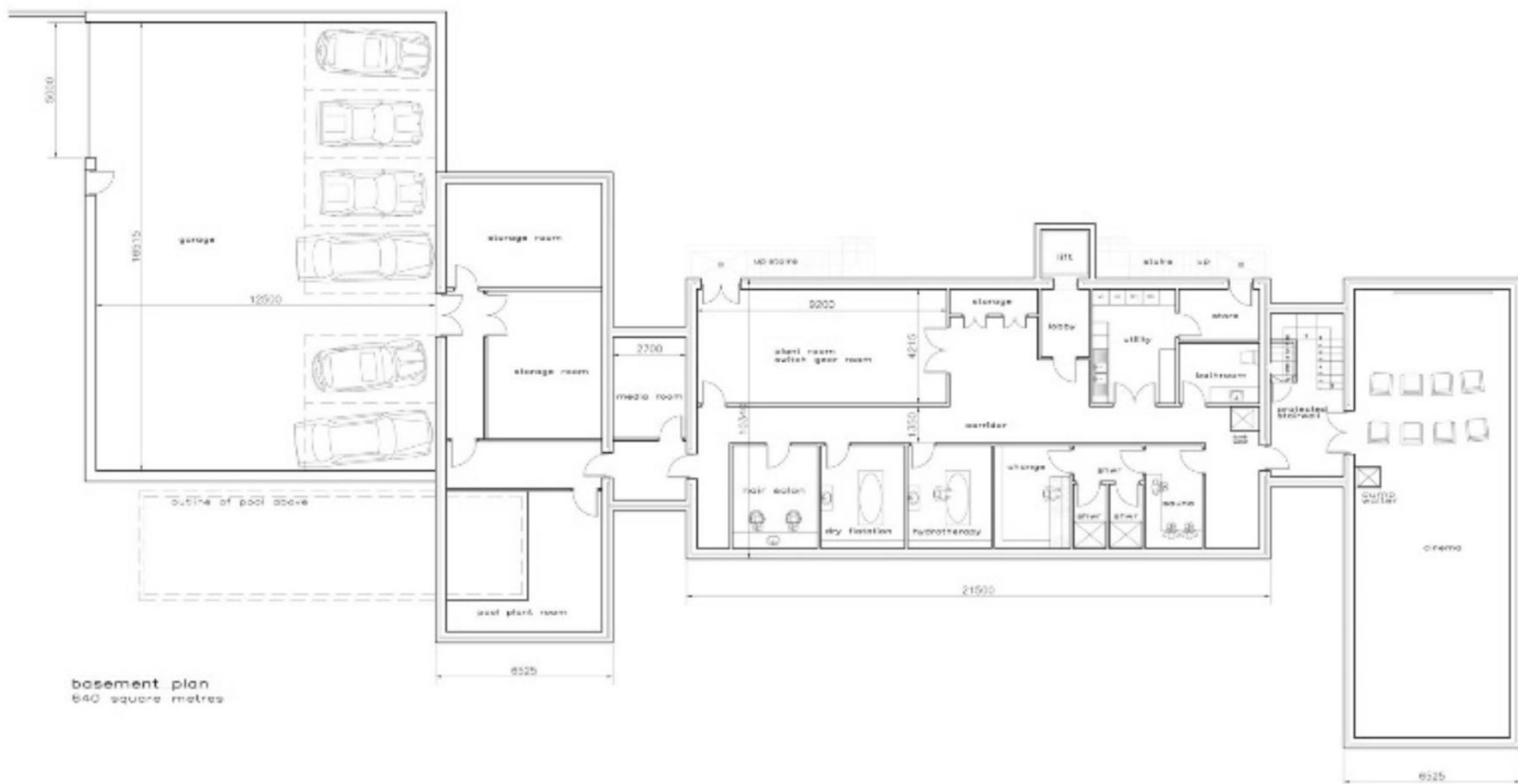




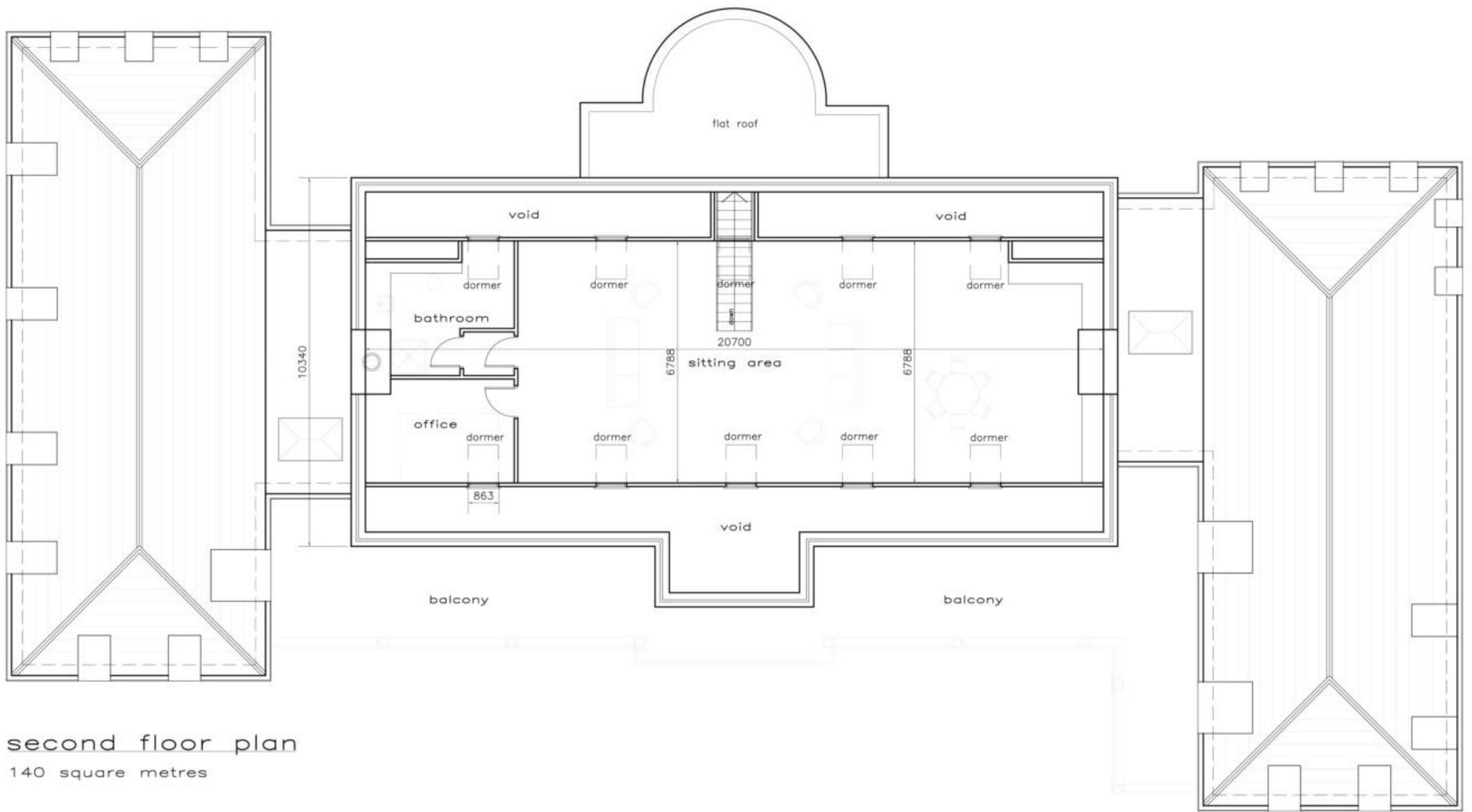




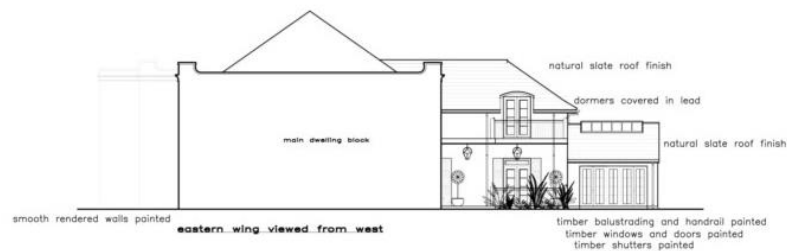
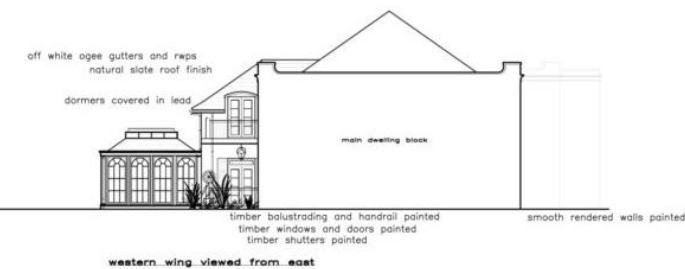
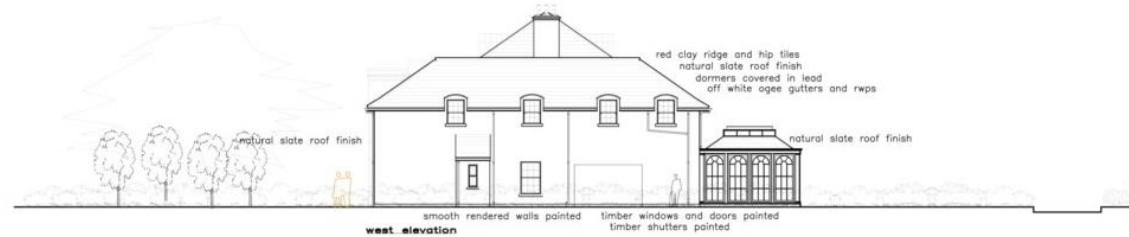
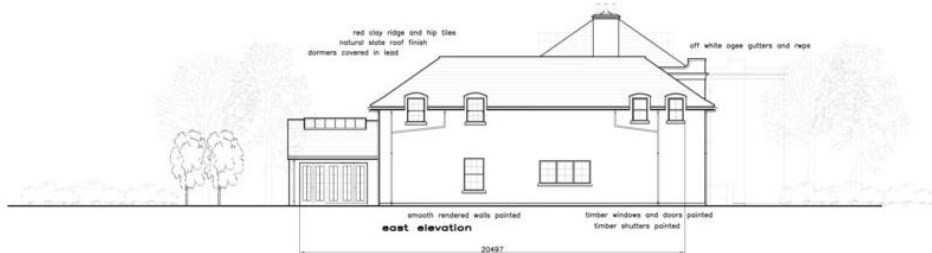




basement plan
640 square metres



second floor plan
140 square metres



western wing viewed from east

eastern wing viewed from west

MATERIAL PALETTE



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5.



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11.



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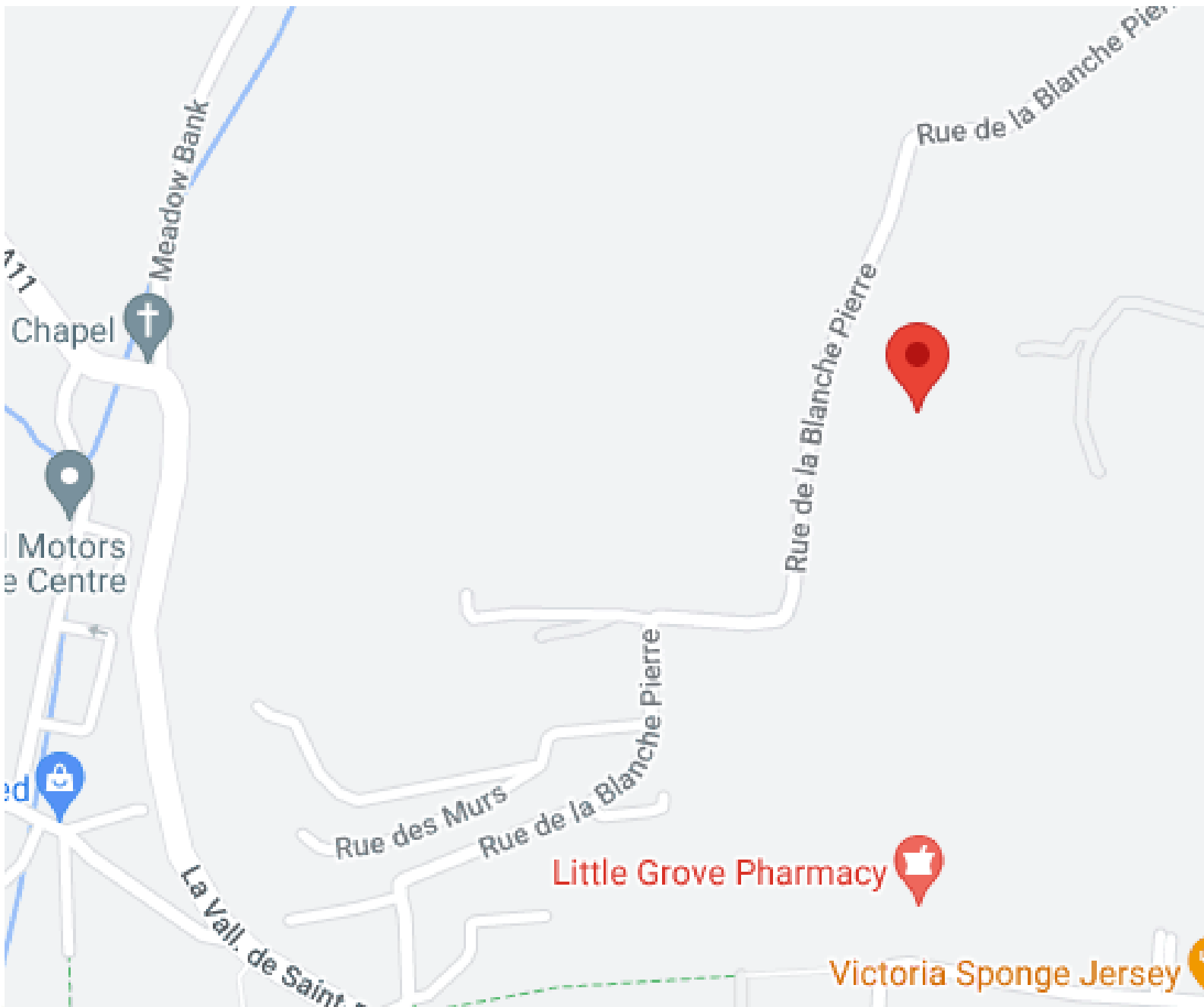
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12.

1. Principal driveway lined with 150 cordata "Winter Orange". These medium sized Lime trees have excellent seasonal interest with lacy, sweetly scented flowers in July, yellow leaves in autumn and red buds on orange shoots in winter.
2. Acer rubrum (Red Maple) are proposed to provide screening beside the rear vehicular entrance and are prized for their showy display of scarlet foliage in autumn.
3. Specimen shrub, Camelia japonica 'Alba Plena' is evergreen and studded with white flowers in Spring. It is proposed this plant will mark the corner of the rear vehicular entrance providing a focal, formal accent.
4. Aquatic Plants: Within the water fountain will be aquatic plants, "Aprongeton distachyos (Water Hyacinth) and Nuphar lutea (Yellow Water Lilies) providing formal interest.
5. Wildlife zone: Woodland understorey plants are to be encouraged beside La Rue de la Blanche Pierre to further benefit the hedge and native mix shrubs. A native mix of bulbs such as crocus, Gladioli and daffodils.
6. Tropical feature: Beside the house entrance and veranda will be a plant bed containing a mix of hardy, large leaved glossy green plants. Species such as Musa sapient (Hardy banana), Echinum pinna (The echinum), Zingiber alaba (Borbetagum) and Bilbergia nutans (Friendship Plant) introduce ornamental drama around the house entrance.
7. A specification for Driveway/ legula paving by Marrihals is proposed across the entrance of the principal driveway and basement parking ramp. The hardwearing power has a tumbled finish and pleasing tonal variation. In its domestic environment it is proposed a herringbone laying pattern is installed using 2 power tools for a softened, randomised look.
8. A specification for natural sandstone pavers is proposed for the patio surrounding the house. For timeless style a warm golden tone together with a tumbled finish has been selected.
9. The principal driveway will be surfaced with a clean, loose gravel made up of pine granite chippings.
10. Decorative wrought iron gates are installed across vehicular entrances and will be operated electronically via key pad control and/or sensor.
11. A timber ranch fence (1200mm high) will mark domestic curtilage and the extents of Field 714.
12. A stone, tiered water fountain provides a focal feature and turning reference within a circular gravelled driveway.





ANTI MONEY LAUNDERING

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 and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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