

INTRODUCING
High Beech, Le Mont Cambrai, St Lawrence, JE3 1JP



Connecting People & Property Perfectly.

High Beech is set in an elevated position among similar style homes and offers vast potential to create your dream property. Currently arranged over three floors, the house provides four double bedrooms along with ample reception space, boasting stunning far reaching rooftop and sea views.

This property presents an exciting opportunity for buyers seeking a full renovation project. Additionally, it benefits from approved planning permission to rebuild as a contemporary four -bedroom modern home (plans and drawings available upon request).

Ideal for builders, developers, or buyers wishing to create their dream home from the ground up.

- **Detached four bedroom home**
- **Elevated position**
- **Renovation/building project**
- **Plans approved for contemporary new build**
- **Far reaching sea views to castle**
- **Parking for four cars**

Price £1,250,000 Qualified | Freehold



2



4



2



4

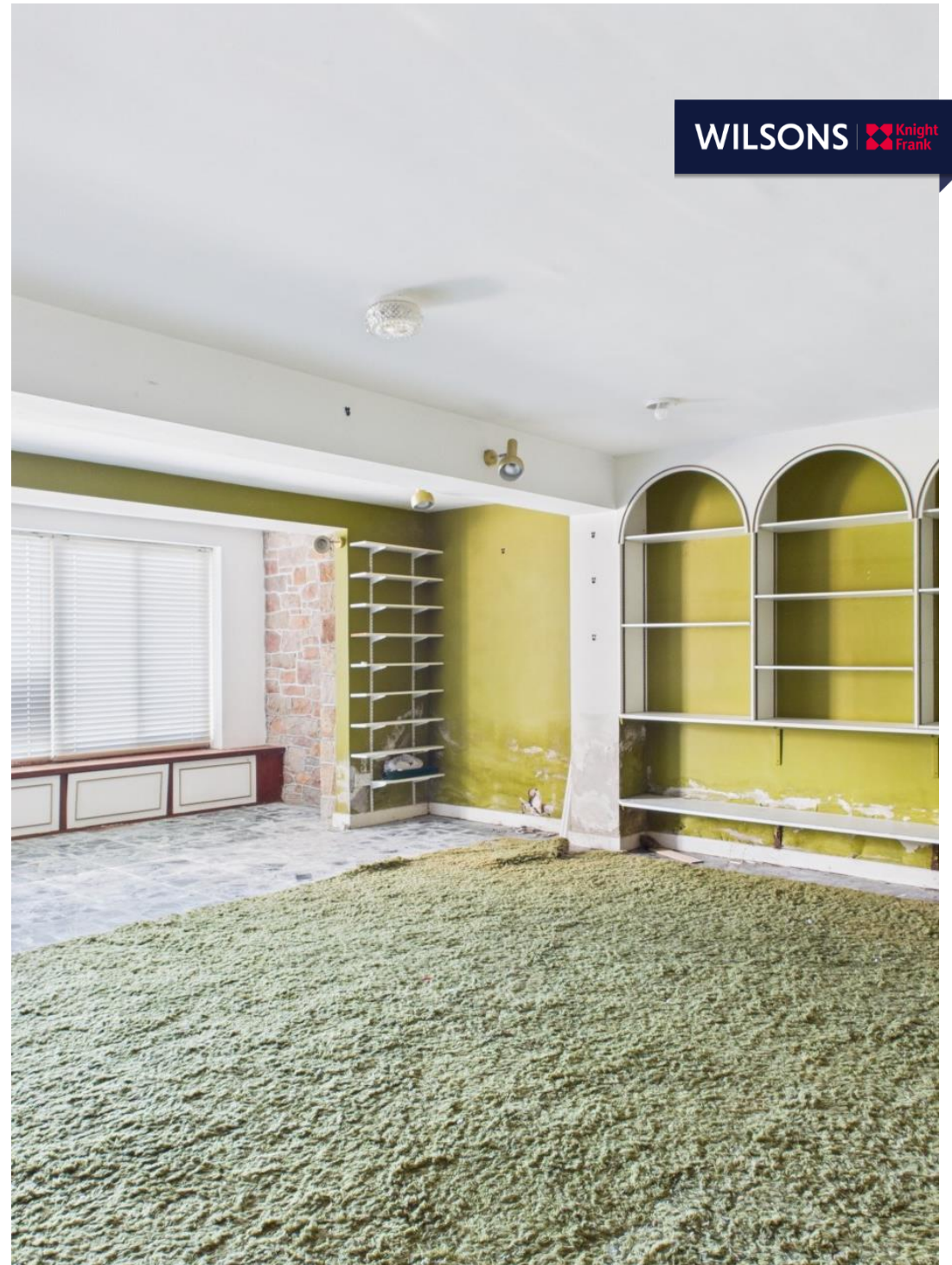
PROPERTY ID: 3691















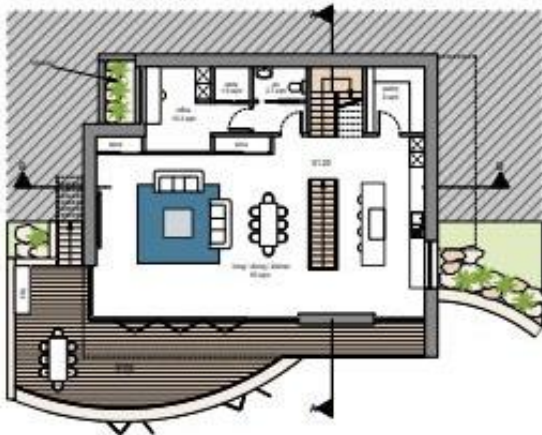








proposed second floor plan



proposed first floor plan



proposed ground floor plan



section A - A



SECTION B - B



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Dwelling

Ground Floor - 65 sqm

First Floor - 118 sqm

Second Floor - 78 sqm

Total internal floor area - 278 sqm

| | |
|-----------|-----------|
| MSPlannir | Architect |
| MSPlannir | Architect |
| MSPlannir | Architect |



Client: MR NICK SYMONDS

Project: HIGH BEECH, ST LAWRENCE

Drawing: PROPOSED PLANS & SECT

Drawn: JLE

Checked:

Scale: 1:100 @ A1

Date:

Dwg No: MSP-3177-PL04

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.1 sq.m.) approx.



2ND FLOOR
1360 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA : 2545sq.ft. (236.4 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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SERVICES

Mains water

Mains drains

OFCH

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

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