



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Major Development Opportunity, Currently An Hotel
Grouville, Jersey

MAJOR DEVELOPMENT OPPORTUNITY, CURRENTLY AN HOTEL

Situated in the parish of Grouville, this property offers an outstanding development opportunity in one of Jersey's most desirable locations. Just a short distance from the charming harbour village of Gorey, with its award-winning restaurants, boutique shops and the historic Mont Orgueil Castle rising above, the setting is both picturesque and vibrant, with far-reaching views across to the French coastline.

Currently operating as a well-established hotel, the property benefits from a large private car park and an outdoor swimming pool, while its excellent transport links include a direct bus service from the entrance, making it highly accessible. The main shopping area of St Helier is only a ten-minute drive away, Jersey Zoo is fifteen minutes, and the airport just twenty-five minutes, ensuring convenience for residents and visitors alike.

Beyond its current use, this property presents significant potential for alternative purposes. With reconfiguration, it could serve as a substantial single-family home, offering generous accommodation and ample outside space. Its peaceful setting and scale also make it ideally suited to conversion into a residential retirement home, providing comfort and accessibility in a sought-after area. Furthermore, subject to the necessary planning permissions, the site could be developed into a series of apartments or studio units, catering to growing demand for modern living spaces on the island.













Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE











FEATURES

- Prime location in Grouville
- Outdoor swimming pool
- Potential for reconfiguration
- Development opportunities, subject to planning permissions
- Excellent transport links, close to St Helier, Jersey Zoo, and airport
- Near Gorey Harbour village with shops, restaurants, and Mont Orgueil Castle
- Picturesque setting with far-reaching views across to the French coastline

INFORMATION

- Mains water and drains
- Borehole for garden
- Electric heating
- Gas
- Double glazed
- Large private carpark
- Parish rates for 2024 were £3,412.32
- Freehold or company Share Transfer
- Available to Entitled/Licensed

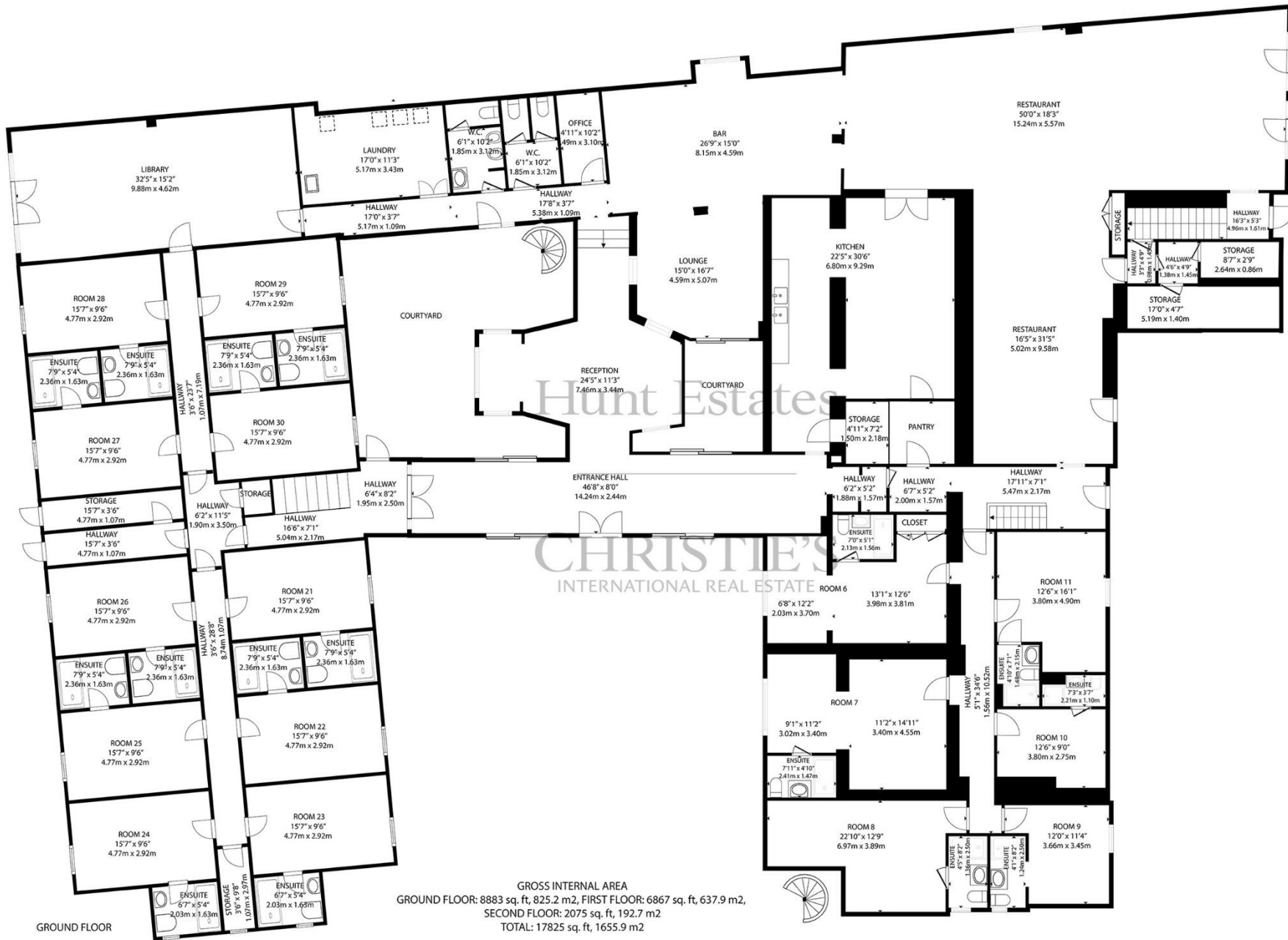
What3words:



Gill Hunt, FNAEA
Director

gill@huntestates.com
T +44 (0)7797 721881
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA

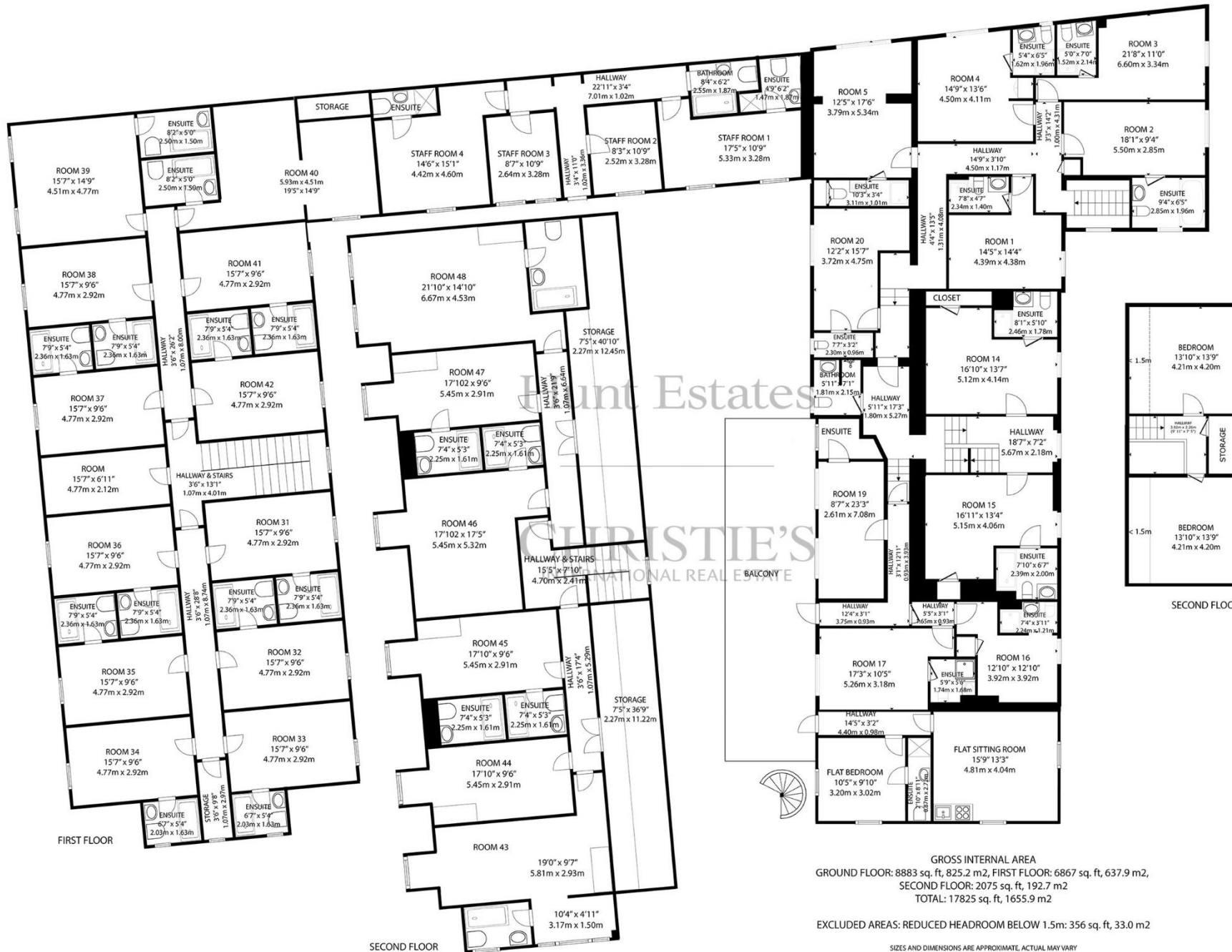
CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



GROSS INTERNAL AREA
 GROUND FLOOR: 8883 sq. ft, 825.2 m2, FIRST FLOOR: 6867 sq. ft, 637.9 m2,
 SECOND FLOOR: 2075 sq. ft, 192.7 m2
 TOTAL: 17825 sq. ft, 1655.9 m2

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5m: 356 sq. ft, 33.0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 8883 sq. ft, 825.2 m2, FIRST FLOOR: 6867 sq. ft, 637.9 m2,
 SECOND FLOOR: 2075 sq. ft, 192.7 m2
 TOTAL: 17825 sq. ft, 1655.9 m2

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5m: 356 sq. ft, 33.0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

Hunt Estates

CHRISTIE'S

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3BA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com
Disclaimer: Information provided herein has been obtained from sources believed to be reliable, but may be subject to errors, omissions, change of price, poor sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.