



Hunt Estates

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**Major Development Opportunity, Currently A Hotel
Grouville, Jersey**

MAJOR DEVELOPMENT OPPORTUNITY, CURRENTLY A 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.























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:



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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.

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