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CHRISTIE'S
INTERNATIONAL REAL ESTATE

A Rare Opportunity To Create Your Dream Home Over Gorey
St. Martin, Jersey

A RARE OPPORTUNITY TO CREATE YOUR DREAM HOME OVER GOREY

A rare opportunity to create a bespoke coastal home in a prime elevated position on Jersey's east coast, offering breathtaking, uninterrupted panoramic views of Gorey Harbour, Mont Orgueil Castle, Long Beach, and the Royal Bay of Grouville.

Set on a generous plot, the property includes full planning consent and detailed architectural plans to remodel and extend the existing building into a striking four-bedroom, four-bathroom contemporary home of approx. 4,200 sq. ft, featuring a swimming pool, garage, and private parking.

The property offers outstanding privacy, security, and exclusivity, with access via a long private no-through road.

Full plans available on the Planning Department website, ref: P/2023/0745.











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FEATURES

- Rare opportunity to create a bespoke coastal home
- Prime elevated position on Jersey's east coast
- Breath-taking panoramic views
- Generous plot with full planning consent and architectural plans
- Approved design for a four-bedroom, four-bathroom home with pool, garage, & parking
- Private, secure setting with access via a no-through road
- An expansive plot offering far-reaching views

INFORMATION

- Mains drains
- Present water supply is rainwater. Vendor is in discussions with Jersey Water to establish a mains connection
- Electric heating
- Double glazed
- Property not listed
- Currently forecourt parking for 2 cars and garage
- Planning consent includes a double garage
- Parish rate for 2025 were £319
- Freehold and Entitled/Licensed



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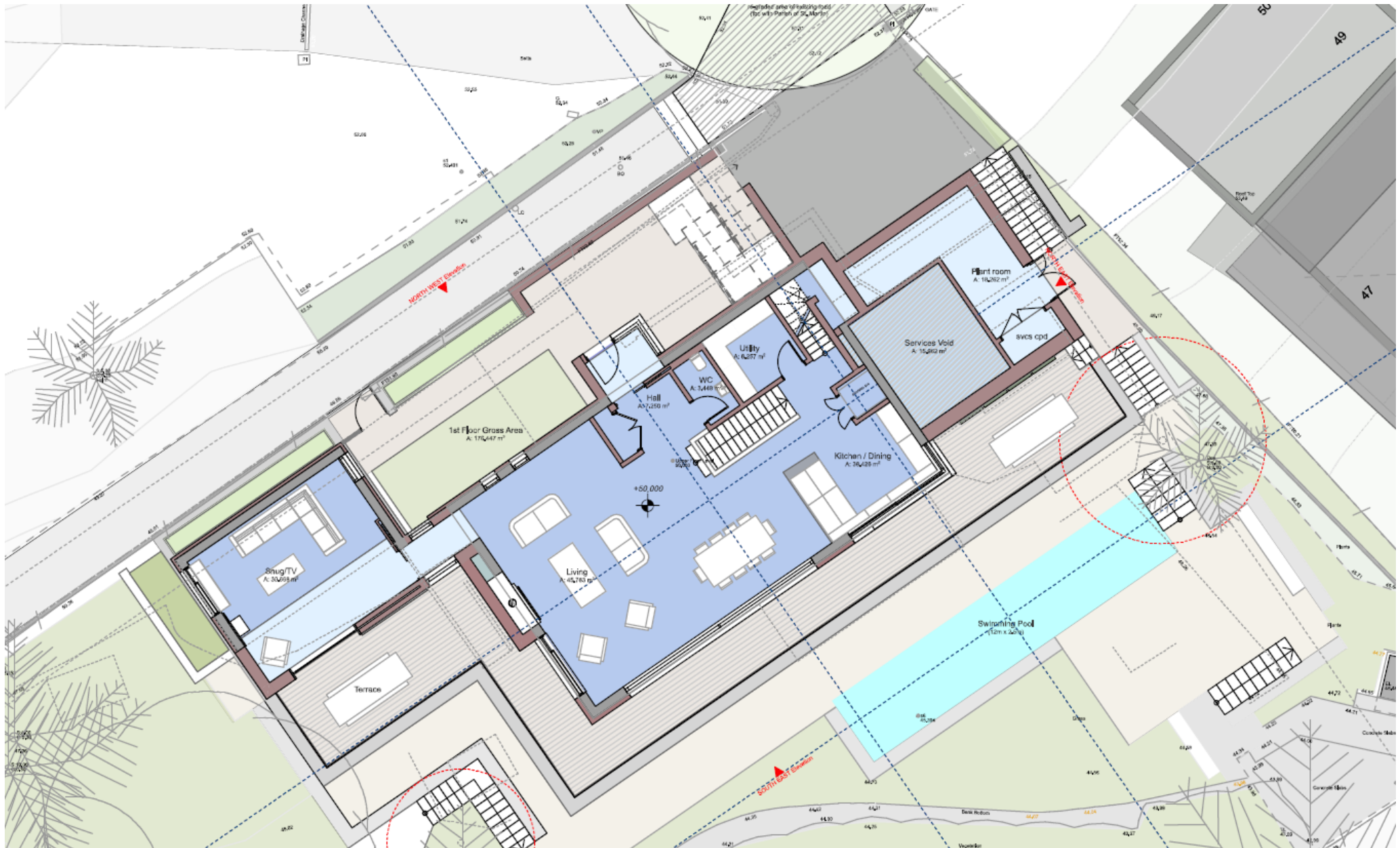
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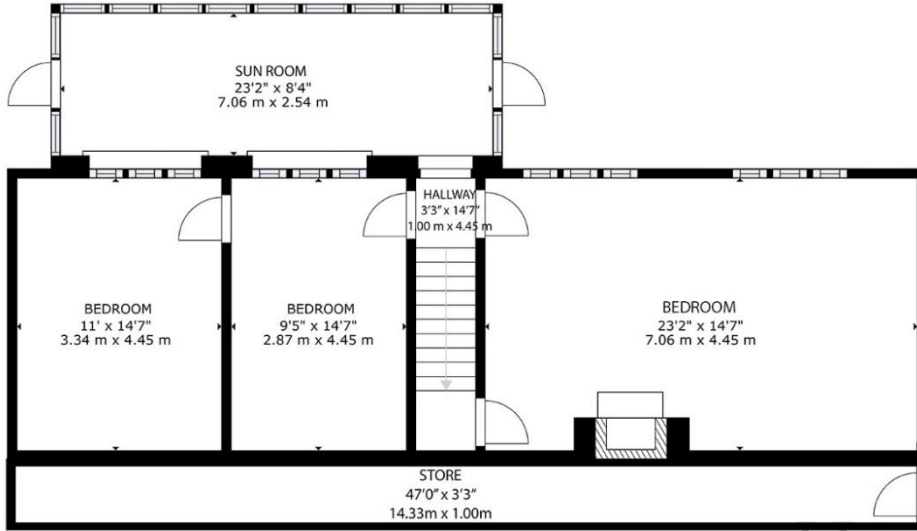
APPROVED GROUND FLOOR PLAN



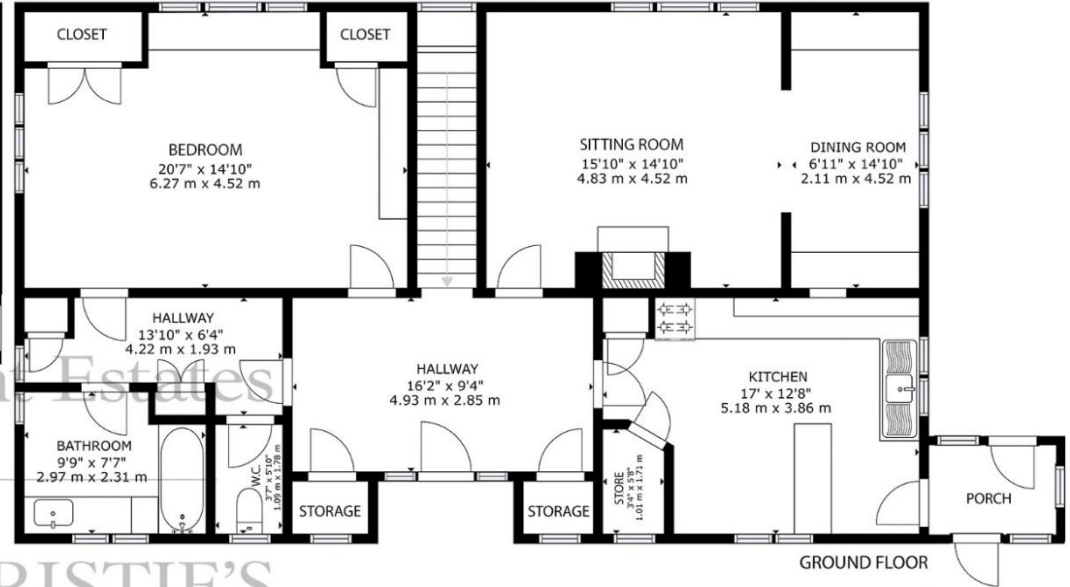
APPROVED FIRST FLOOR PLAN



CURRENT PROPERTY FLOOR PLAN



LOWER GROUND FLOOR

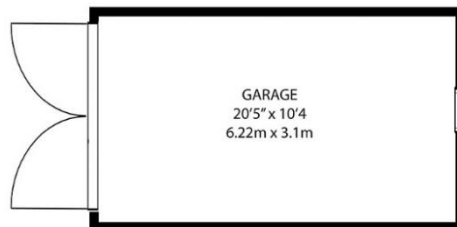


GROUND FLOOR

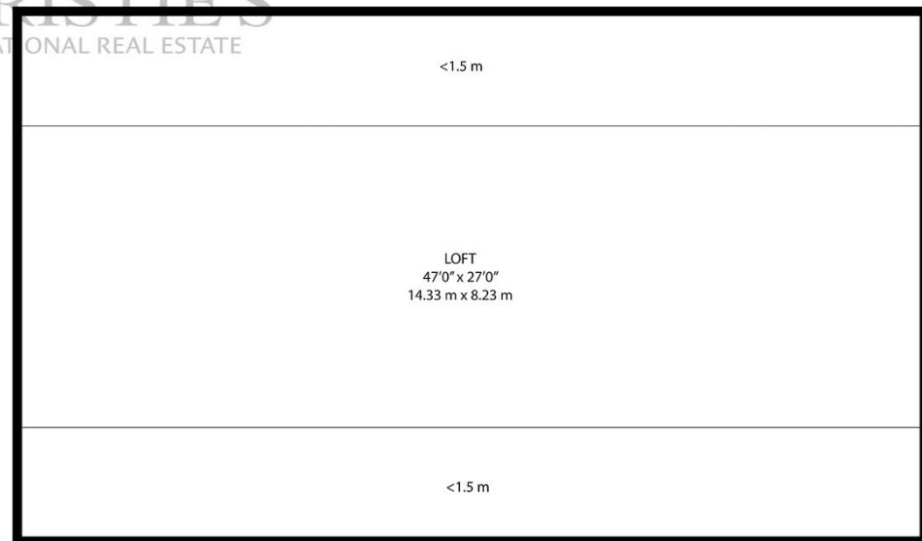
GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 875 sq. ft, 81.2m², GROUND FLOOR: 1313 sq. ft, 122.0 m²,
 LOFT: 713 sq. ft, 66.3 m²
 TOTAL: 2901 sq. ft, 269.5 m²

EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 555 sq. ft, 51.5 m²,
 GARAGE: 210 sq. ft, 19.6 m²
 STORE: 152 sq. ft, 14.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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LOFT

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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