

COTIL DU PARCQ (PLANS PASSED)

SOLE AGENT



6

BEDROOMS

6

BATHROOMS

6,000

SQ FT

1.1

ACRES

£3,250,000 ST. BRELADE

Located in the prestigious and highly desirable parish of St. Brelade, Livingroom is proud to present this exclusive development opportunity. Nestled into the hillside of Mont Sohier, Cotil du Parcq will provide stunning sea views across the bay as far as St. Brelade's Church and Fisherman's Chapel. Located within a 46,000 sq. ft. (4335 sq. m) site, Cotil du Parcq has full planning approval for a luxurious 6,000 sq. ft. contemporary home that has been designed to harmoniously connect with its surroundings. The new home will include ample reception space on the ground floor, including a large eat-in kitchen, sitting room, TV room and games room/bar. Alternatively, why not wow friends by dining in the state-of-the-art wine store. On the first floor, the property will boast five-bedroom suites, three of which will enjoy views over St. Brelade's Bay, as well as a gym and sauna. On the second floor, you will find a study with a private terrace. In addition, the property will boast a...



LIVINGROOM

The Channel Island Estate Agent









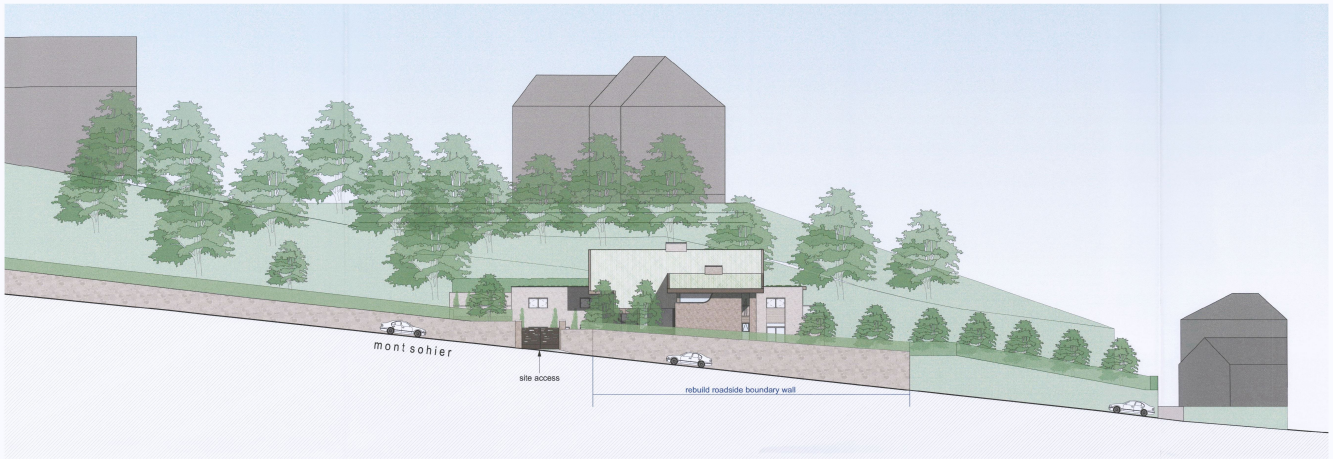


WESTERN ELEVATION



SECTION A - A





ROADSIDE EASTERN ELEVATION

Scale 1:200



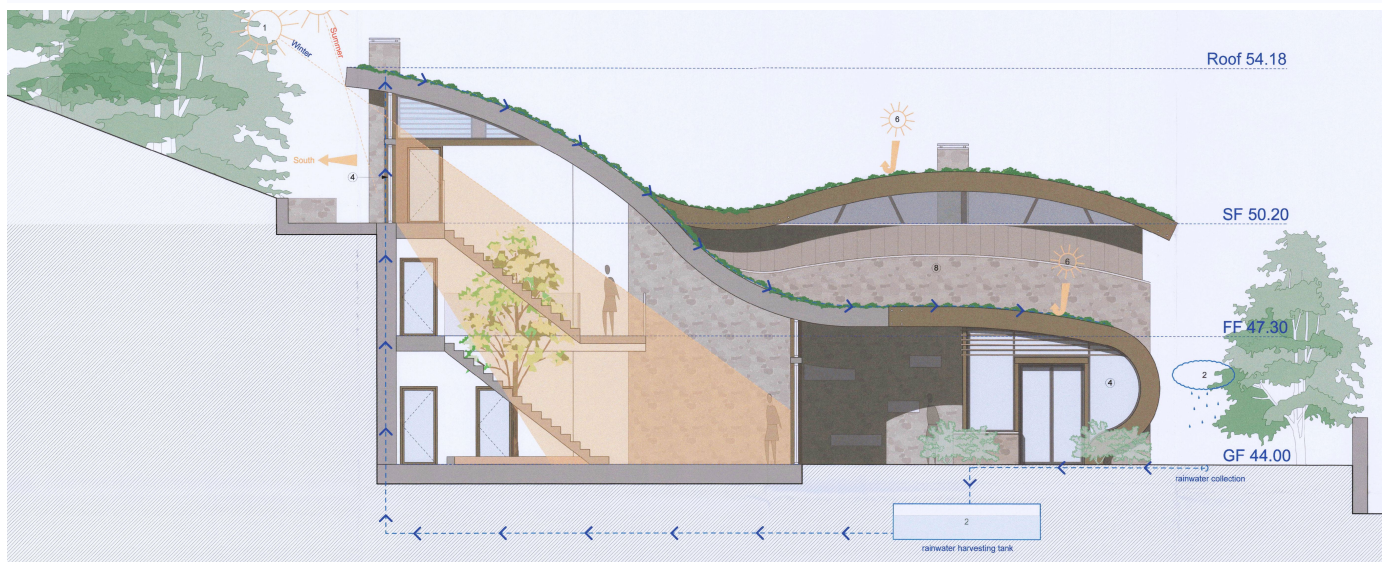
ROADSIDE 3D IMAGE



EASTERN ELEVATION 3D IMAGE

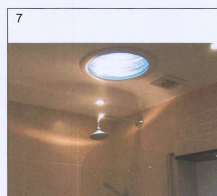
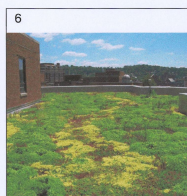
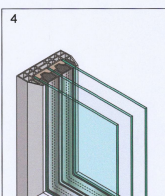
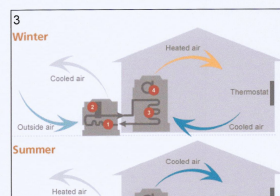


WESTERN ELEVATION 3D IMAGE



Section A-A (Extract)

1. Winter Noon Sun allows sun rays in to heat the rooms during winter while in summer the roof overhangs allow for solar shading
2. Rainwater Collection from terraces & driveway is to be stored in a underground tank to be used for maintaining the gardens / green roofs.
(The stored water will be pumped up and released through a leaky pipe system irrigating the sedum roof.)
3. Underfloor heating connected to Air-Source Heat pump along with a mechanical ventilation & heat recovery system for supplement heating / cooling and ventilation. Swimming pool to be heated by Air-Source Heat pump
4. Glazing to be low energy triple glazed to achieve a low U-Value
5. Walls and roofs to be highly insulated cavity blockwork construction
6. Living rooves to reduce heat loss during the winter while during absorbing an reflecting solar radiation during the summer months
7. Solar sun tunnels to be utilised in bathroom / changing rooms.
8. Granite stonework to be locally sourced reclaimed granite where possible
9. Home office to reduce need for journeys each day.
10. Orchard for homegrown fresh fruit.



soft landscape

- existing tree to retain
- existing tree to remove
- proposed tree
- proposed shrub
- green roof system 1
Baccharis or similar with mixed wildflower species to Ecological's detail
- green roof system 2
Baccharis or similar *Deschampsia* blanket type
- proposed hedge
- proposed mixed species, native hedge

hard landscape

- pink granite entrance setts
- natural stone paving
- reain bound aggregate
- hopper path with timber board edging
- shingle ground cover with spot planting, stepping stones and boulders in Japanese Garden Style
- Drystone wall priority habitat to retain, repair & maintain
- steps
- existing hedge to retain
- fine lawn
- rough grass managed for wildlife
- mixed perennial & shrub planting
- woodland zone
retain largely as existing with native planting enhancements and removal of invasive species to increase biodiversity & minimise maintenance
- existing bulb and fern planting
to retain largely as existing with enhancements of native tubs and fern planting
- wildlife pond
with marginal planting to encourage biodiversity

precedent images - japanese garden

precedent images - native planting

Trees to be removed:

1no. Sweet Chestnut	Castanea sativa
2no. Common Holly	Ilex aquifolium
1no. Tree of Heaven	Ailanthus altissima
2no. Leylandii	Cupressus x leylandii
4no. Lawson cypress	Chamaecyparis lawsoniana
3no. Norway Maple	Acer platanoides

Proposed Plant List

Woodland Edge / Native trees & shrubs:

Blackthorn	Prunus spinosa
Elder	Sambucus nigra
Field Maple	Acer campestre
Hawthorn	Crataegus monogyna
Hazel	Corylus avellana
Holly	Ilex aquifolium
Yew	Taxus baccata
Pine	Lupinus ovalifolium

ferns & bulbs:

soft shield fern	Polystichum setiferum
hard shield fern	Polystichum scolopendrium
hart's tongue fern	Asplenium scolopendrium
native bluebell	Hyacinthoides non-scripta
native daffodil	Narcissus pseudonarcissus Lobularis
snake's head fritillary	Fritillaria meleagris
wood anemone	Anemone blanda

Japanese Garden trees & shrubs:

Japanese Maple	Acer palmatum
Japanese azalea	Asakia japonica
Wedding Cake Tree	Camelia cantoniensis 'Variegata'
Japanese andromeda	Pieris japonica
Mondo Grass	Ophiopogon japonica
Heavenly Bamboo	Nandina domestica
Japanese Mahonia	Mahonia eurypractata 'Soft Caress'
Japanese Snowball	Viburnum plicatum 'Marcel'
Japanese forest grass	Hakonechloa macra

Copyright Stakes of Jersey 2011 Licence J77









GROUND FLOOR

Sitting Room - 60sqm
Kitchen - 42sqm
TV Room - 18sqm
Games Room/Bar - 30sqm
Wine Store/Dining Room - 17.6sqm
Utility Room - 8sqm
Plant Room - 5.5sqm

GUEST UNIT

Sitting Room - 33sqm
Bedroom - 13.5sqm

FIRST FLOOR

Primary Bedroom - 42.5sqm
En-suite - 14sqm
Gym - 14sqm
Bedroom 2 - 21sqm
Bedroom 3 - 17sqm
Bedroom 4 - 18.3sqm
Bedroom 5 - 21.7sqm

SECOND FLOOR

Study/Library - 35sqm

KEY FACTS

Approved building site of 46,000 sq. ft. (4335 sq. m)
Planning approved to construct a 6,000 sq. ft. dwelling
Five-bedroom property main dwelling
Study/office suite with a roof terrace
Self contained integral guest unit
Gym and sauna
State of the art wine store
Westerly views across St. Brelade's Bay of the Church & Fisherman's Chapel

Swimming pool

Connects seamlessly with its natural surroundings

SERVICES

Mains water services

DRAINAGE

Mains drainage

TENURE

Freehold

INCLUSIONS

Inventory Not Applicable

SCHOOL CATCHMENT

Mont Nicolle
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,250,000



LIVINGROOM
The Channel Island Estate Agent