

# MORNING DAWN

SOLE AGENT



# 4

BEDROOMS

# 3

BATHROOMS

# 1.5

ACRES

£1,050,000 ST. OUEN

DEVELOPMENT OPPORTUNITY. The chance to purchase a unique plot which currently incorporates three dwellings, ample garden space and parking areas. In need of complete renovation or prime for a planning application to build new homes (STP). There are many options available with this fantastically located plot on the North West of the island. Near to local beaches, schools and amenities. For more information please call Livingroom on 01534 717100 or email [jersey@livingroompropety.com](mailto:jersey@livingroompropety.com)



**LIVINGROOM**  
The Channel Island Estate Agent









#### KEY FACTS

Great refurbishment/development, with scope to build further dwellings (STP)

Great location on the West of the island

Currently consisting of three separate dwellings, gardens and parking

Adjacent to meadowland which is included in the purchase

Five minutes to Greve de Lecq beach and St Mary's Country Inn.

#### SERVICES

Mains services

#### DRAINAGE

Mains drainage

#### INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

#### SCHOOL CATCHMENT

St Mary

Les Quennevais

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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.

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**£1,050,000**



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