



1 to 6 Jubilee Cottages La Route De L'etacq, St. Ouen Jersey JE3 2FD

Our Ref:Rf1576. Qualified. Potential development site, subject to consent/approval. The property consists of 6 x two bedroom cottages in varying condition. There are existing tenants (usufructs) in each cottage with life enjoyment at a NIL value rental. This hamlet of Georgian Cottages dating back to circa 1830's and used as cottages for the quarrymen. Lifetime enjoyment has been gifted to the current tenants (but they cannot pass this enjoyment on) and no income is received. The property comprises of 6 x 2 bedroom Cottages and varying style and size. One smaller cottage is empty and vacant and a second may in due course become vacant. All the Cottages benefit from sea views across St Ouen's Bay, as well as sizeable communal gardens and parking. Unique opportunity to acquire and bank a future considerable property with huge potential.

- Potential Development Opportunity
- 6 x 2 bedroom Cottages
- Amazing Sea Views
- Tenants (usufructs) with Life enjoyment at NIL rent
- No Rental Income
- Parking included

Asking Price £1,250,000

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COTTAGE 1

End of terrace cottage, comprises: entrance hall, small store, sitting room, study, kitchen plus 2 x double bedrooms, house bathroom on 1st floor. Shared garden area.

COTTAGE 2

Centre of terrace cottage comprising of:- Entrance hall, living room, kitchen, 1 double & 1 single bedrooms on 1st floor. Designated garden area.

COTTAGE 3

End of terrace cottage. Has been unoccupied for some period of time. Comprising of:- sitting room, kitchen/diner, bathroom and 2 double bedrooms on 1st floor. At the end of the building there is a small store with loft access.

COTTAGE 4

Mid-terraced cottage comprising of:- Entrance hall, bathroom, kitchen, living room and 2 double bedrooms on 1st floor. An area of garden is allocated at the front as curtilage to this cottage.

COTTAGE 5

End of terrace cottage comprising of:- Living room, dining room, kitchen and 2 double bedrooms on 1st floor. An attached store and the property has oil fired central heating.

COTTAGE 6

Mid terraced dwelling approached via a gravelled driveway at the rear of the property. The driveway is only a right of way, it is not owned by the property. Comprising of:- living room, with panoramic window taking advantage of the sea views, large eat-in kitchen, , plus 2 double bedrooms and a bathroom on 1st floor. dedicated garden area.

SERVICES

Mains drains and mains water





