

STATES OF JERSEY



THE SEASIDE CAFÉ SITE AT GRÈVE DE LECQ - ACQUISITION BY THE PUBLIC AND TRANSFER TO THE NATIONAL TRUST FOR JERSEY

Lodged au Greffe on 15th January 2024
by Deputy L.J. Farnham of St. Mary, St. Ouen and St. Peter
Earliest date for debate: 6th February 2024

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

- (a) further to the Act of the States dated 19th July 2023, to approve the acquisition by the Public of the land and property of the former Seaside Café at Grève De Lecq for the sum of £3,600,000 and to request the Minister for Treasury and Resources to make any payment incurred in connection with the acquisition of the said land and any interests therein, and of the payment of all legal expenses, from central reserves;
- (b) to agree that, following the acquisition of the land, it should forthwith be gifted to the National Trust for Jersey subject to a condition that the National Trust for Jersey utilise the land for environmental, cultural and social benefit to the public; and
- (c) to authorize the Attorney General and the Greffier of the States on behalf of the Public to pass any necessary contracts in connection with the acquisition and subsequent sale of the site and adjoining land.

DEPUTY L.J. FARNHAM OF ST. MARY, ST. OUEN AND ST. PETER

REPORT

Further to the Act of the States dated 19th July 2023, requesting the Minister for Treasury and Resources, in consultation with the Minister for Infrastructure to negotiate, on behalf of the States of Jersey, the purchase of the former Seaside Café and carpark site at Grève de Lecq for a use that will be of environmental, cultural and social benefit to the public, this Proposition seeks to conclude that negotiation by asking the States to approve the purchase for the sum of £3.6m

It is understood that the government have been unable to reach agreement with the owners. The proposer has subsequently negotiated with the owner's agents an agreed price of £3.6m which has been accepted in writing by the owner's agents subject to States Assembly approval.

In line with the Act of the States of 19th July 2023 to ensure the use of said property will be of environmental, cultural and social benefit to the public, including the option of working with partner organisations, this Proposition also proposes to gift the property and adjacent land to the National Trust for Jersey (NTJ) with the condition that it is used for environmental, cultural and social benefit to the public.

The NTJ has suggested two draft schemes to provide a flavour of what might be achieved but intends to consult with the public to ensure an appropriate use of the area.

Whilst examples are attached to this report, full details of both schemes together with the public consultation process are to be provided as an addendum to this Proposition, following a presentation to States Members prior to the debate.

This Proposition has the full support of the NJT.

REPORT (P53/2023)

Greve de Lecq is one of Jersey's most popular and iconic bays, with a long and remarkable history, which remains an important and valued part of modern island life.

From *The Bailiwick of Jersey* by George Balleine

“Greve de Lecq, A small bay on the north coast partly in St Ouen's and partly in St Mary's parish, the mill stream of the Moulin de Lecq dividing the parishes. Greve is the French word for a sandy shore.”

From [Visit Jersey](#)

“This sheltered north facing beach is fringed with wooded slopes and leafy country pubs. A firm favourite with families, with rocks to climb, pools to search for critters in, a sea that's never too far out even at a low tide and lifeguards during the summer months, all make this beach a winner.

It's easy to find a parking spot and there are laidback beachside cafés with every facility along the sunny boardwalk. Launch out on a kayak to discover secret beaches just around the shoreline.”

Proposed redevelopment of the Café Romany site and car park.

The former Café Romany site in Greve de Lecq was sold by the Lewis family in 2020.

In January 2022 the new owners obtained planning permission to redevelop the site which would see the existing site demolished and replaced with a four-bedroom home and 100-seat eatery.

The site is currently lying empty and derelict and is completely shut off to the public restricting access to parking causing recurring problems for users of the bay.

The site is currently listed for sale by Wilsons Knight Frank with an asking price of £5 million full details of which can be found here: [Property For Sale - St Mary - Wilsons Knight Frank \(ID 2884\)](#)

The States still have an opportunity to acquire this important piece of land for the benefit of the public.

This acquisition would:

- utilise the land for the environmental, cultural and social benefit of the public
- preserve the historic and cultural significance of the bay
- ensure public access for recreational and educational purposes
- bring significant economic benefits to the local area and boost tourism
- protect the bay from development and other activities not suitable to the area.

Suggestion 1 – Refurbishment and landscaping





Suggestion 2 – Land restoration and landscaping





Financial and staffing implications

The cost of £3,600,000 plus legal fees from the general reserve.

Children's Rights Impact Assessment

A Children's Rights Impact Assessment has been prepared in relation to this proposition and will be accessible for review on the States Assembly website.