
STATES OF JERSEY



PUBLIC LAND ADJOINING 162 CLOS DES SABLES, ST. BRELADE: PROPOSED SALE

**Presented to the States on 21st September 2009
by the Minister for Treasury and Resources**

STATES GREFFE

REPORT

162 Clos des Sables is a 1960s end of terrace house (see attached location plan) with an area of Public land adjoining its east gable.

The dwelling is owned by Mr. Lyndon Thomas Renault, who has approached Jersey Property Holdings with a request to purchase a section of the Public's land in order to extend his house to provide a separate lounge and bedroom for his daughter. An indication of the layout of the proposed extension is shown upon the attached plans. The area of land which Mr. Renault wishes to purchase is approximately 450 sq. ft.

The Public land which Mr. Renault wishes to purchase is laid to grass and is effectively communal landscaping. Due to the location of the land adjoining Mr. Renault's house, it could not practically be offered for sale on the open market. In Jersey Property Holding's opinion, the land is not significant to the overall communal landscaping at Clos des Sables, and is minded to recommend to the Minister that the land be sold to Mr. Renault, subject to agreeing a fair and proper price.

In that regard, an independent market valuation of the land has been obtained from Reynolds Chartered Surveyors which advises a value of £35,000. Mr. Renault is agreeable to purchase the land for that sum and Jersey Property Holdings is minded to agree that Reynolds' valuation is a fair and proper price.

It will be necessary for Mr. Renault to submit a planning application for the proposed extension to his house. Mr. Renault has already received favourable pre-application advice from the Planning Department on the principle of extending his house. To avoid the risk of abortive costs, it is recommended that the Minister makes an in-principle decision regarding the sale of the land to Mr. Renault, and if the Minister is minded to agree to the principle of the sale, to notify the States accordingly.

Subject to the final design of the extension and any relevant conditions of the Planning consent, if given, the valuation figure of £35,000 may have to be revised.

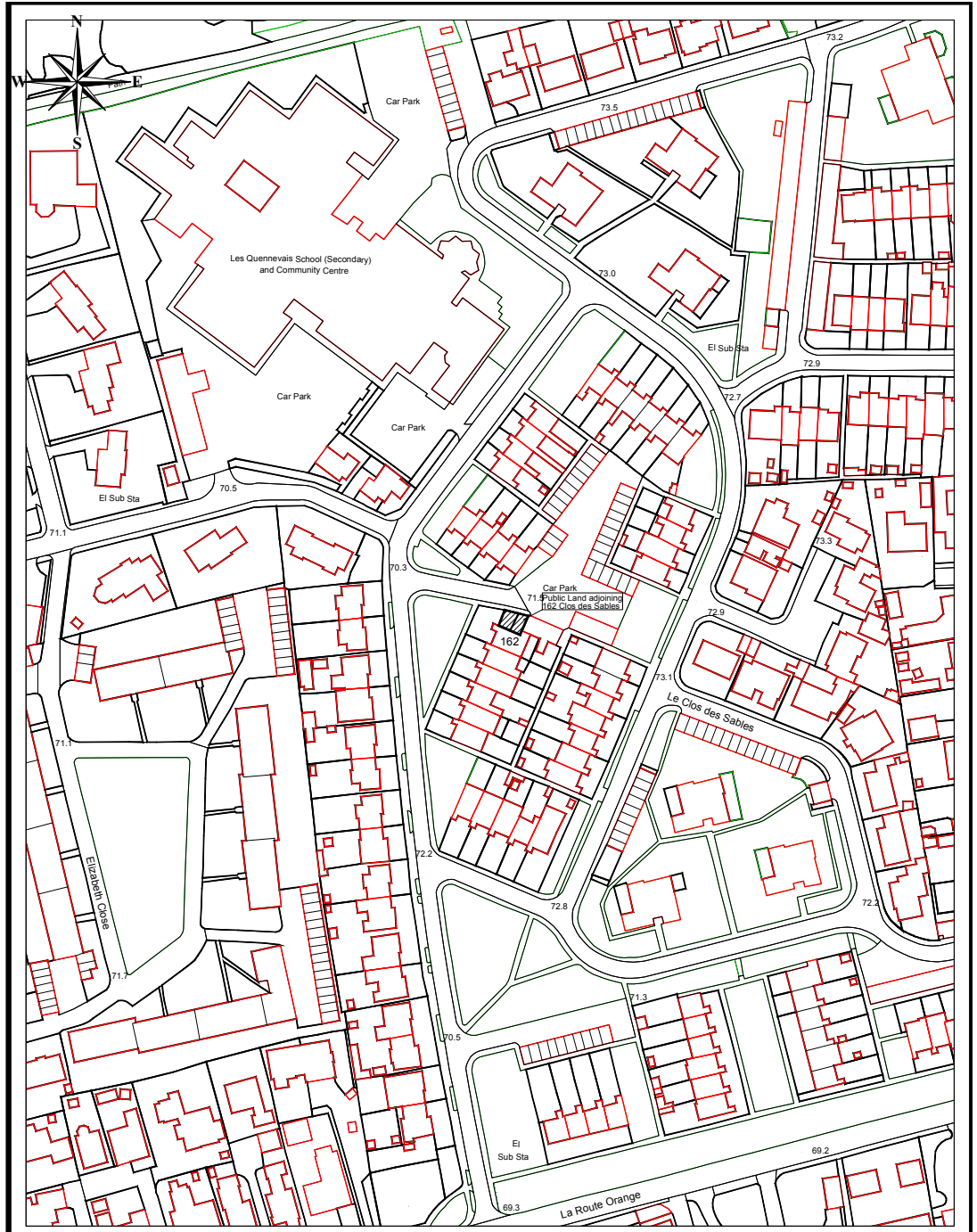
The sale of the land to Mr. Renault would be subject to use only as a domestic extension and subject to the land never being sold off separately from the existing house.

Following the outcome of Mr. Renault's planning application and the final negotiation of a fair and proper price for the land, the Minister will be further advised on the matter with a view to making a final decision for notifying to the States in accordance with Standing Order 168.

Ministerial decision

The Minister has agreed to give in-principle consent to sell to Mr. Lyndon Thomas Renault 450 sq. ft. of Public land adjoining the east gable of his property 162 Clos des Sables, subject to Mr. Renault obtaining planning permission to extend his house and subject to Jersey Property Holdings agreeing a fair and proper price for the land.

The Minister decided to notify the States of this decision.



Public Land at 162 Clos des Sables

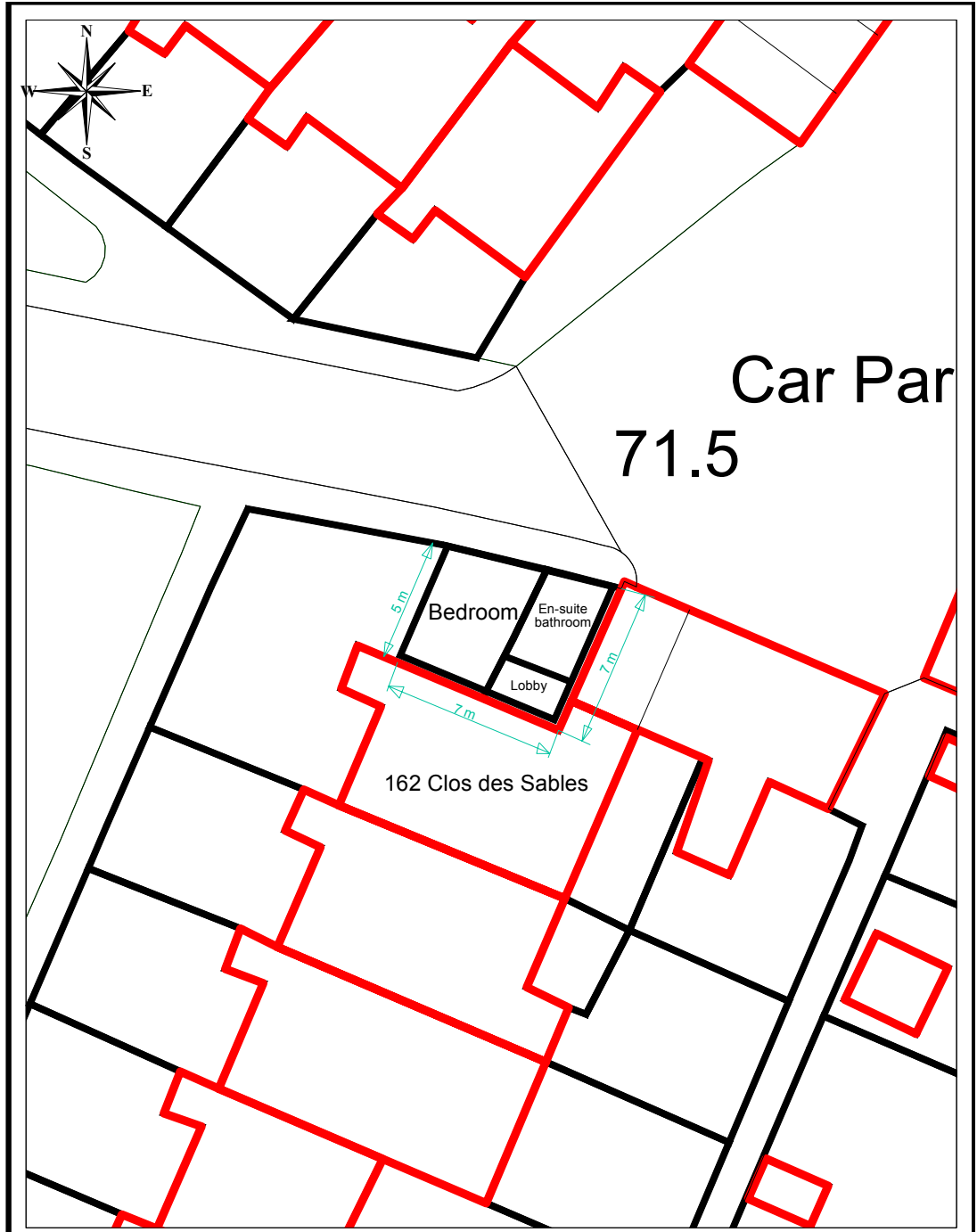
Drawing No: 0915 L1

Boundary Information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.



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162 Clos des Sables - First Floor

Drawing No: 0916 D2

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