



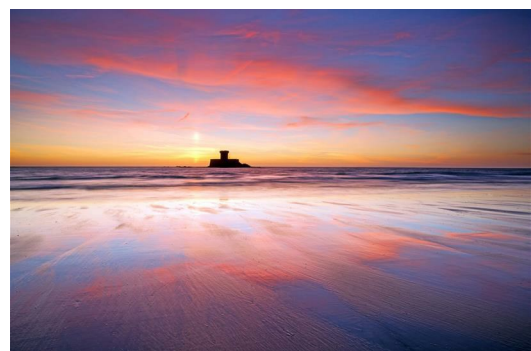
# BROADLANDS

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## Sunset House La Route Du Moulin, St Ouen JE3 7FR £3,995,000 R334 Freehold

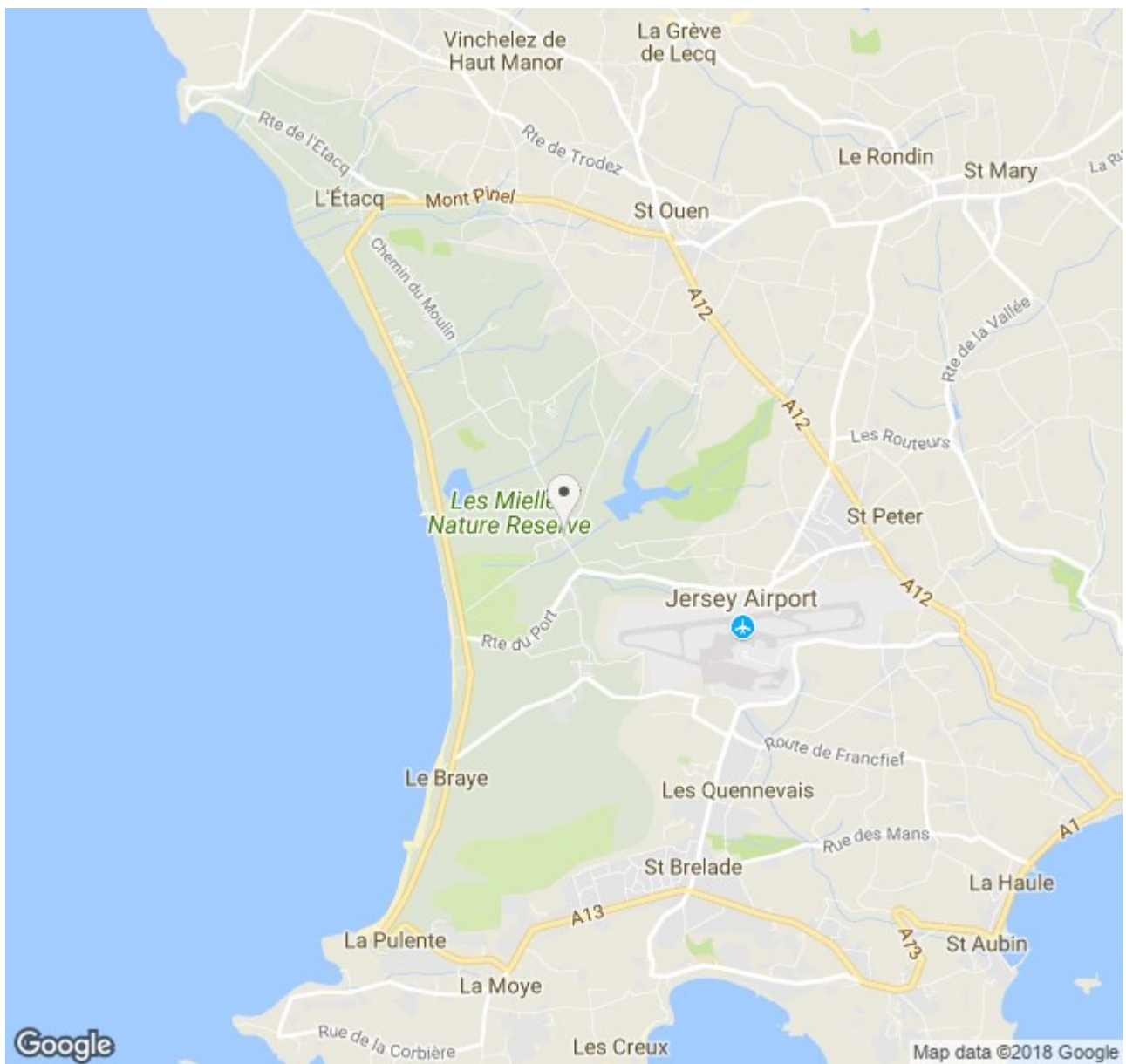
- STUNNINGLY LOCATED SITE OF SOME 4.5 ACRES
- LOCATED WITHIN A DESIGNATED NATIONAL PARK ADJOINING A GOLF COURSE
  - PLANS PASSED FOR SOME 12,000SQ FT
- MAIN HOUSE PLUS SEPARATE BUNGALOW
  - WILDLIFE IN ABUNDANCE
  - SEA AND COUNTRY VIEWS
- WALK TO THE BEACH AND RESTAURANT
- DESIGNATED SITE OF SPECIAL INTEREST

ONCE IN A LIFETIME OPPORTUNITY! Formerly glass houses and a thriving business this unrivaled site is now ready for redevelopment. Since being designated as The "Les Mielle country park" it is now almost impossible to obtain planning permission for any major development within this area. Plans have been passed (and are current) to create a landmark modern minimalist house of some 12,000 square feet on this 4 acre site. In addition the current habitable bungalow can be redeveloped to create a further 2,000 square feet of accommodation. The site is just a short walk from the fabulous sandy beach of St Ouen, popular for surfing, swimming and a host of sports. Restaurants are in abundance nearby and short a short drive takes you to the Michelin starred Atlantic Hotel. Just a 10 minute drive from the airport and a further 10 to the centre of St Helier. The plans entail acres of glass to take in the amazing all round views across fields to the sea beyond. They incorporate all the facilities one could wish for including office, gym, infinity pool, dining areas inside and out etc. What are you waiting for? There will never be another one like this! Call Nigel Hurst on 07797718233 or email [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com) to arrange a look at the plans and the site.



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### **Directions:**

JT Map 6 G12 Head down Mont du Jubilee ( Jubilee Hill ) from St Peter's Village. Turn right in to La Route du Moulin on the first sharp bend and continue ppast the dam. The site is on the LHS.



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