

Pointues Rocques

**A Residential Development Site
In Guernsey**

FOR SALE

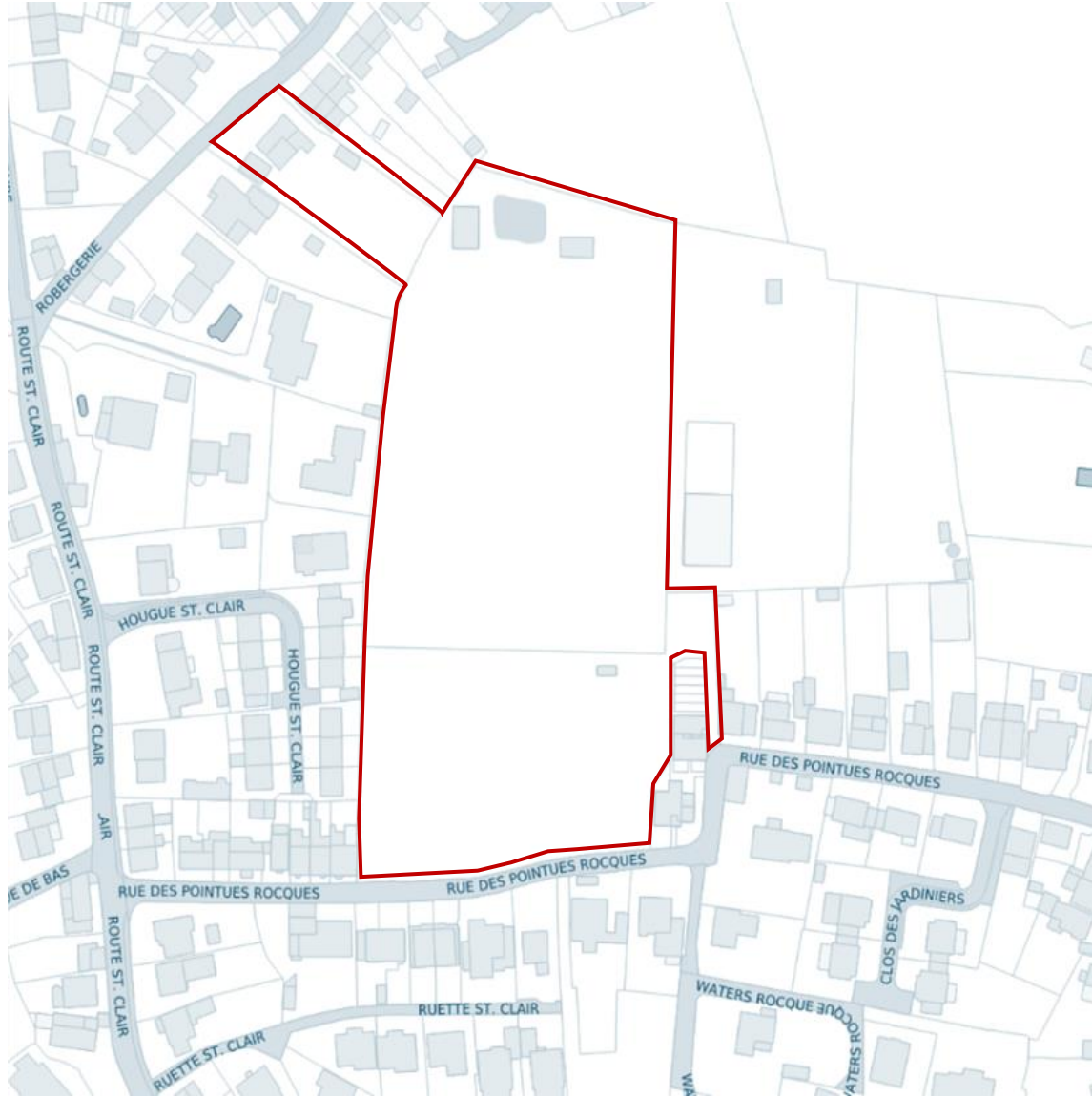
Rue Des Pointues Rocques | St Sampson



- For sale
- 4.25 acre residential development site
- Planning consent for 68 residential units
- Consent granted on 22 May 2025 and is active for a three year period
- Opportunities to develop on a phased basis
- Fantastic setting on elevated ground
- Regularly shaped, cleared and level site
- Panoramic vista with distant sea views
- Dual access from Robergerie and Rue des Pointues Rocques
- Offers invited



A Well-Connected Site



Pointues Rocques is situated in the north of the island. It is extremely well positioned in relation to the main road networks connecting to the Bridge to the north, St Peter Port's Town Centre to the south as well as the west coast via Route Militaire.

Its elevated setting means it enjoys stunning panoramic views particularly, to the south and west, with the added benefit of distant sea views.



The Opportunity

Pointues Rocques is a regularly shaped, cleared and level development site of 4.25 acres. It is currently accessed from Rue des Pointues Rocques with access planned from La Robergerie through a property known as “The Swallows”, which is currently producing an income of approximately £25,000 per annum.

The site has been cleared and was granted planning consent on 22 May 2025 for 68 private market residential units, comprising:

Unit Type	No. of Houses	No. of Flats	Total
Three bedroom	21	1	22
Two bedroom	22	6	28
One bedroom	11	7	18
Total	54	14	68

A full development pack is available upon request and signing of an NDA. The development pack includes a full set of drawings, together with:

- A geo-environmental preliminary risk assessment.
- Traffic impact assessment
- Sustainability statement
- Waste management plan
- Materials Statement
- Fire Strategy Plan
- Infrastructure Concept Plan
- Site survey
- Construction Management Plan

Pointues Rocques therefore offers a turnkey development opportunity. Alternatively, a buyer could also revisit and revise the proposed scheme to make their own mark.



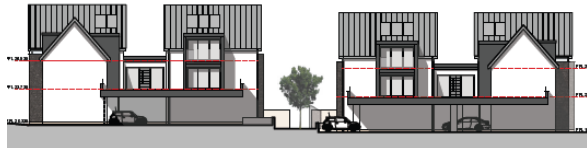
Indicative Elevations & CGI's



NORTH ELEVATION (INNER COURT)



NORTH ELEVATION



EAST ELEVATION (INNER COURT)



EAST ELEVATION



SOUTH ELEVATION (INNER COURT)



SOUTH ELEVATION

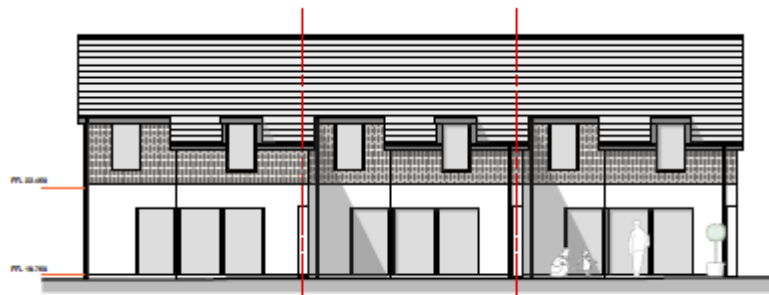
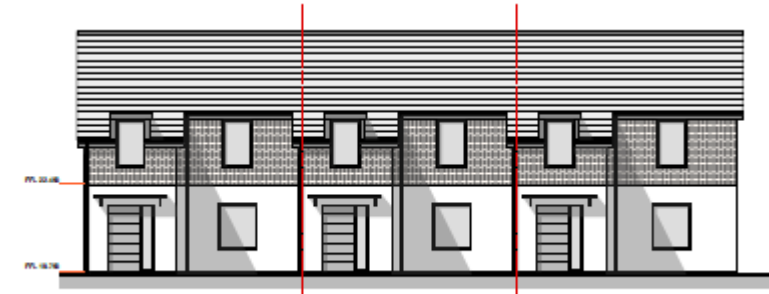
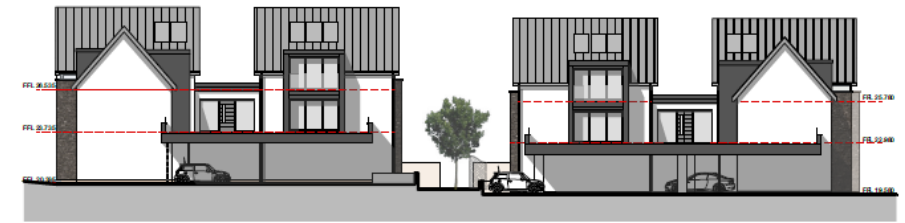


WEST ELEVATION (INNER COURT)



WEST ELEVATION







Phasing

The scale of the site and double access enables the site to be developed on a phased basis, subject to ensuring all relevant planning conditions are discharged at the necessary times. Alternatively, a buyer could provide the necessary infrastructure and services to enable the selling of various individual plots for development.



Services

Whilst the site already has a limited provision of onsite services, there will be a requirement to upgrade and renew these as part of any development works.

An aerial photograph of a coastal town. A large, irregularly shaped plot of land in the lower right quadrant is outlined in red. This plot is mostly green with some trees and a small building. To the left of the red-outlined plot is a large, rectangular, brownish field. The surrounding area is densely packed with residential houses, many with red roofs. There are green fields and some industrial-looking buildings with white roofs. In the background, the town extends to the coast, where a blue sea is visible under a clear blue sky.

If developed by another party, there would be a contribution to the **Pointues Rocques** owner to cover the cost of services and infrastructure.

The map shows a proposed development site in St. Clair, divided into Phase 1 and Phase 2. The site is outlined in red. Phase 1 is the larger, irregularly shaped area on the left, and Phase 2 is a smaller, more rectangular area on the right. The site is located between Rue de Bas and Rue des Pointes Rocques. To the north is Rue St. Clair, and to the east is Rue de l'Église. The map also shows existing buildings and a small stream.



Offers invited
Contact Watts Property for further Information
or to arrange a viewing



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