



# **Le Manoir Bancaire**

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**La Grande Rue  
St Martin  
Guernsey**

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A commercial site in the heart of the St Martin Local Centre with residential development potential

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## Key Features

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- > **0.47 acre site (1,908 sq m)**
- > **St Martin's Local Centre**
- > **An Office with Car Parking**
- > **2 Local Market flats**
- > **Residential development potential**
- > **Positive pre-planning application**
- > **Direct routes** into St Peter Port
- > **Rich in amenities** near by
- > **Price: £1,800,000**

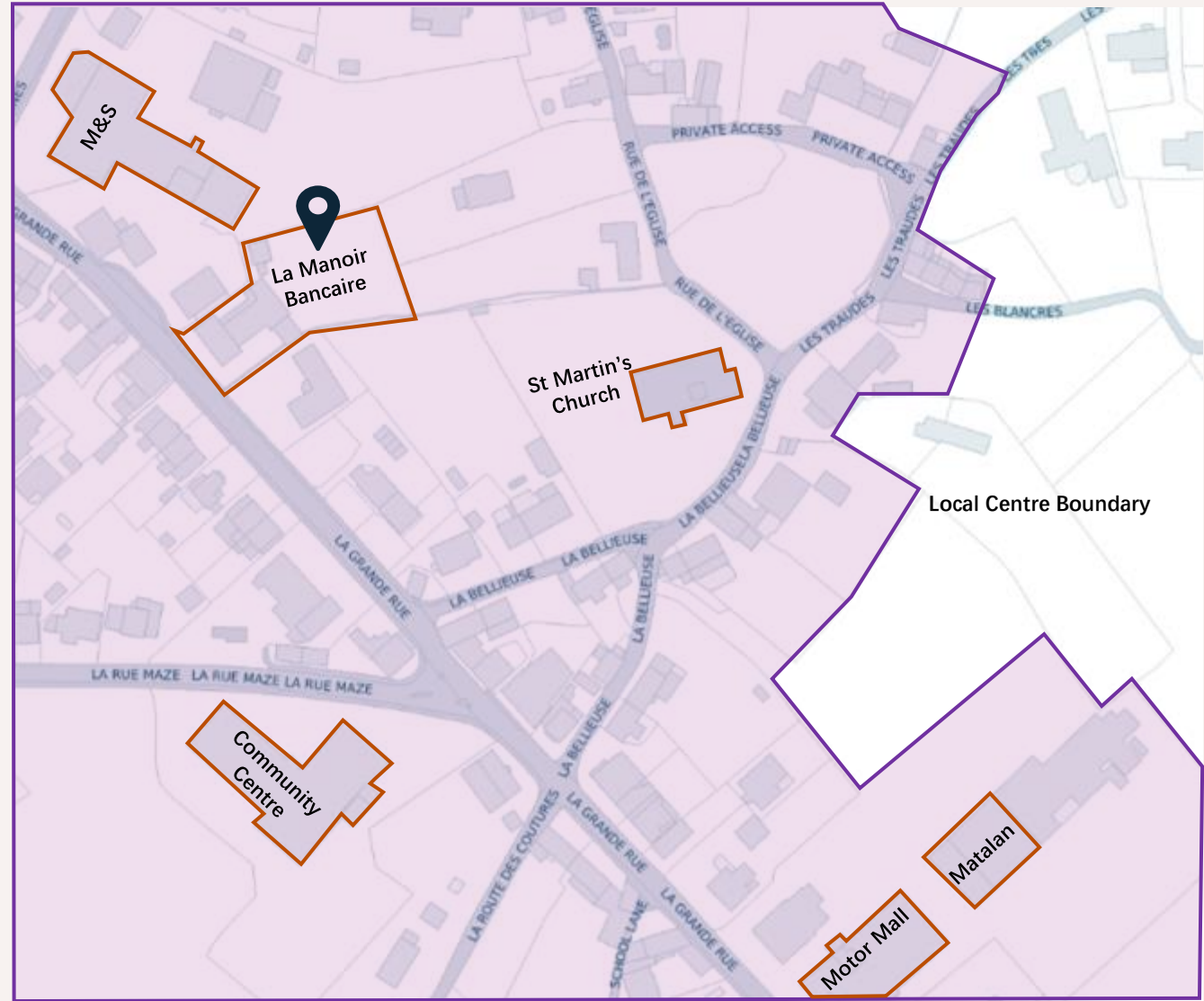
A residential development site...



# Sought after Location

**Le Manoir Bancaire** sits on La Grande Rue in St Martin, a popular parish in the south west of Guernsey which connects St Peter Port to the other southern parishes.

Its roadside location means it occupies a prominent position in the heart of the village, with easy access to all the amenities it has to offer.



# The Village of St Martin

Although **Le Manoir Bancaire** lies approximately 3km from the High Street in St Peter Port (a 9-minute drive), the Village of St Martin has an enviable number of amenities. These include:

- > A number of supermarkets
- > A variety of food and hospitality establishments
- > Numerous retail outlets
- > A primary school
- > Community centre
- > Church
- > Veterinary clinic
- > Dentists; and
- > Doctor surgery

Guernsey Airport is a 7-minute drive away and the Princess Elizabeth Hospital is 4-minutes away by car but is also within walking distance. Both are on the main bus routes from **Le Manoir Bancaire**.



# Full of Potential

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**Le Manoir Bancaire** is a 0.47 acre (1,908 sq m) site comprising a three-story office building with 274 sq m (2,952 sq ft) of accommodation plus a 172 sq m (1,851 sq ft) basement. There are also two Local Market flats, a double garage and car park for 23 cars.

Although it can continue to be utilised as an office with some residential, as it falls within a Local Centre under the Island Development Plan, it has the potential for further residential development and/or conversion.

As part of the recent Strategic Housing Land Availability Assessment by the States of Guernsey, **Le Manoir Bancaire** is one of just nine new sites earmarked for residential development and is the only entirely brown-field site in St Martin.

It is suggested the site could provide up to 14 units.

The site also has planning permission to be used for the following:

- > Use Class 15 – *financial and professional services*
- > Use Class 16 – *Administrative office*
- > Use Class 18 – *Public amenity for non residential health/welfare services*



# The Potential Scheme...



As part of the Island Development Plan review, the site has recently been announced as a potential site for housing.

Positive pre-application advice has also been received to develop the site to provide the following:

Property	Floor	Sq M	Sq Ft
Apartment 1	Ground (conversion)	65	696
Apartment 2	Ground (conversion)	46	491
Apartment 3	Ground (conversion)	45	480
Apartment 4	Ground (conversion)	65	697
Apartment 5	First (conversion)	65	700
Apartment 6	First (existing)	65	698
Apartment 7	First (existing)	61	651
Apartment 8	Second (conversion)	41	439
House 1 (3 bed)	New build in car park	130	1,401
House 2 (2 bed)	New build in car park	108	1,168
House 3 (3 bed)	New build in car park	130	1,401
House 4 (2 bed)	New build in car park	108	1,168
House 5 (3 bed)	New build in car park	130	1,401
House 6	Garage conversion	71	760

Sketch plans and additional information on the proposed scheme are available upon request.



For more information or viewing...

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