



Former Octopus Restaurant Site

LA VALETTE | ST PETER PORT | GUERNSEY

FOR SALE

Landmark Development Opportunity

SOLE AGENT



The Site

Key features

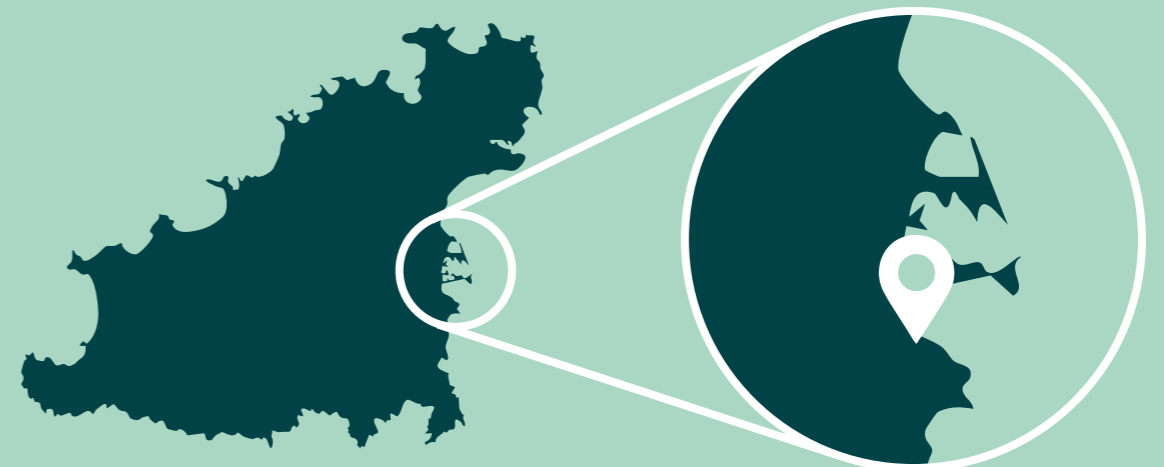
- Iconic Location
- Spectacular views over Havelet Bay and Castle Cornet
- Previous home to the extremely popular Octopus Bar & Restaurant
- Serviced Development Site
- Suitable for a wide range of uses
- Potential to build multiple storeys
- Exceptionally rare opportunity



Situation

The Former Octopus Restaurant is located in a highly central and prominent water front location with spectacular views overlooking Castle Cornet, Havelet Bay and St Peter Port Harbour.

Being situated on the southern side of St Peter Port, nestled at the bottom of Les Val des Terres, it benefits from being in proximity to the extremely popular Valette Bathing Pools, the exclusive Havelet Waters residential complex, Cocos Restaurant, the Slaughterhouse Restaurant and many financial and professional services businesses. There is also ample on-street public parking close by.



The Opportunity

Having formerly been the home to one of Guernsey's most loved and popular restaurants, the site is "oven ready" for construction and already has a strong and proven track record as an outstanding venue, which will undoubtedly underwrite the future success of any scheme.

Its unrivalled views, its convenient access with an abundance of nearby parking provide an unparalleled blend of qualities which will be fundamental to creating an exceptional stand-out landmark for future generations to come.

This really is a once in a life-time opportunity!





The Site

The Property itself comprises a serviced development site of approximately 696 sq m and is cleared and ready development, with the slab being undamaged and ready to go.

It currently also has services tapped off which include water, gas, electricity and drainage. Benefitting from clean title and no immediate neighbours, future value can be preserved for many years to come.

Planning

The Property is situated in a Main Centre Inner Boundary, a Conservation Area as well as a Harbour Action Area.

Initial discussions with the Planners have indicated that there is scope for the site to be developed to its maximum extent subject to it achieving a high standard of design and meeting all relevant planning policies.

The advice has also stated there is opportunity to create a multi-storey building, with concept architectural modelling suggesting the site and its location could accommodate up to four and a half storeys.

Its location within a Main Centre Inner Boundary also permits a multitude of different uses including residential, hospitality, leisure and community uses or a mixture of uses.

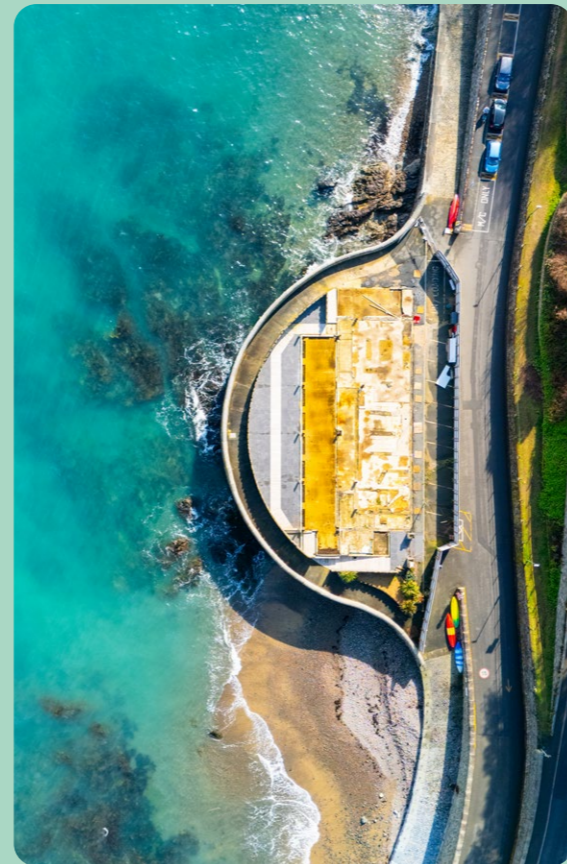
Early engagement with the Planning Service is recommended to discuss specific proposals for the site on an informal basis. Permission to obtain pre-application guidance from the Development and Planning Authority is available upon request from Watts Property.





Approx.
696 sq m

“A once in
a life-time
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Proposal

Price on application.

Tenure

The property is held freehold.

Availability

Immediately.

AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

Legals

All terms are subject to contract. Each party is to pay their own legal costs in connection with the transaction.

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Further Information

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