

Sundew Villa

Les Barras Lane, Vale, Guernsey

Rare Opportunity

£2,250,000



Total Space
4,300 Sq Ft

Available with
Vacant Possession

Status
Ready to Go

Licenced for
15 persons

Room sizes
Generous

Onsite Parking
+9 spaces

Sundew Villa offers a rare opportunity to acquire a fully operational 14 bedroom HMO to accommodate up to 15 key workers.

OVERVIEW

Sundew Villa offers a rare opportunity to acquire a fully operational 14 bedroom HMO to accommodate up to 15 key workers. It also includes an additional self-contained chalet and one bedroom flat, as well as a double garage which offers potential for creating further rooms if required.

The majority of the rooms are generously proportioned with much of the accommodation having rural views to the north and west.

With the added benefit of ample parking, this turn-key property is ideally suited for use by key workers, with additional scope for further development (subject to the relevant consents).



KEY FEATURES

- Local Market HMO
- Well presented
- Licenced for 14 rooms and 15 persons
- Generous room sizes
- All include wash-hand basins
- Lounge / Kitchen / Diner
- Separate Utility Room / Laundry
- Separate owner's flat, independent chalet and double garage
- Offered with Full Vacant Possession
- Pleasant rural views to the north

LOCATION

The property is situated in Barras Lane in the Vale, to the west of the Island in close proximity to the west coast. Being situated not far from the junction with Barras Lane and Pleinheume Road, it is relatively well connected to the main road network and only three minutes from bus routes 31 and 32 connecting to St Peter Port's Town Centre.

ACCOMMODATION

The property occupies a site of 1,366 sqm and provides a fully equipped HMO arranged over two floors with accommodation as follows:

Room	Level	Area (sq ft)	Persons	Facilities
Owner's Flat	Ground	707	1	Independent one bed flat including living room, dining area, double bed room, sun lounge, bathroom with kitchen and further living room
Lounge / Kitchen / Diner	Ground	415		Rural views and external access
Wet Room	Ground			Shower, wash-hand basin, WC

WC	Ground			Wash-hand basin and WC
Room 1	Ground	141	1	Double room, no wash-hand basin but plumbing available
Room 2	Ground	185	1	Double room, wash-hand basin and external patio doors
Room 3	Ground	197	1	Double room with ensuite wetroom, wash-hand basin, WC, external patio doors
Room 4	Ground	173	1	Double room with ensuite wetroom, 2 x wash-hand basins, WC / dual aspect
Room 5	Ground	140	1	Single room with WC and wash-hand basin
WC	First			WC and wash-hand basin
Wet Room	First			Shower with wash-hand basin and WC
Shower Room	First			Shower with wash-hand basin and WC
Room 6	First	82	1	Single room with wash-hand basin
Room 7	First	129	1	Double room with wash-hand basin
Room 8	First	122	1	Double room with wash-hand basin
Room 9	First	119	1	Double room with wash-hand basin
Room 10	First	140	1	Double room with wash-hand basin
Room 11	First	151	1	Double room with wash-hand basin

Room 12	First	149	1	Double room with wash-hand basin / dual aspect
Room 13	First	139	1	Double room with wash-hand basin / dual aspect
Room 14	First	125	1	Single room with wash-hand basin
Chalet	Ground	241	1	Separate unit of accommodation to include bedroom, living room with kitchenette and shower room
Laundry/Store	Ground	149		Fitted kitchen units, plumbing for 3 washing machines, industrial extractor and additional freezer
Double Garage	Ground	347		Potential for development.
Domestic Greenhouse	External			
Garden Shed	External			

PARKING

The property has the benefit of nine parking spaces with opportunity for extending the parking further.

SERVICES

The property has mains drains, mains electrics and mains water supplied by 3 separate water cylinders and is served predominantly with oil fired central heating, other than the chalet which has electric heating. Oil tank has capacity for 2000 litres.

PLANNING

The property benefits from Residential Use Class 6: Premises in Multiple Occupation, licenced for 15 persons.

Pre-application planning advice obtained in July 2023 has also supported the subdivision of the property into six flats, comprising 4 x two bed units and 2 x one bed units. The advice also favoured increasing the footprint of the built structures.

TENURE

The property is held on a freehold basis.

PRICE

Freehold offers are sought in excess of £2,250,000 (Two Million Two Hundred and Fifty Thousand Pounds)

AVAILABILITY

The property is available to purchase immediately.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.









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FURTHER INFORMATION & VIEWING

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