



La Mouette

Green Lanes, St Peter Port, GY1 1TN

£750,000

LOCAL MARKET

SOLE AGENT

A super development opportunity positioned on an elevated plot boasting distant sea views, with plans passed to create three contemporary homes.

Each property is designed to be over three floors, offering an integral garage, storage and shower room on the ground floor, an open plan kitchen/living room on the first floor and two en-suite bedrooms with a study/nursery on the second floor.

Each home will also benefit from a private garden and a further allocated parking space.

Key facts

- Exciting opportunity
- Convenient St Peter Port location
- Plans drawn to create 3 contemporary homes
- Planning permission in place
- Three story layout
- Two en-suite bedrooms plus study/nursery
- Garden, parking space & integral garage for each unit
- Landscape and sea views

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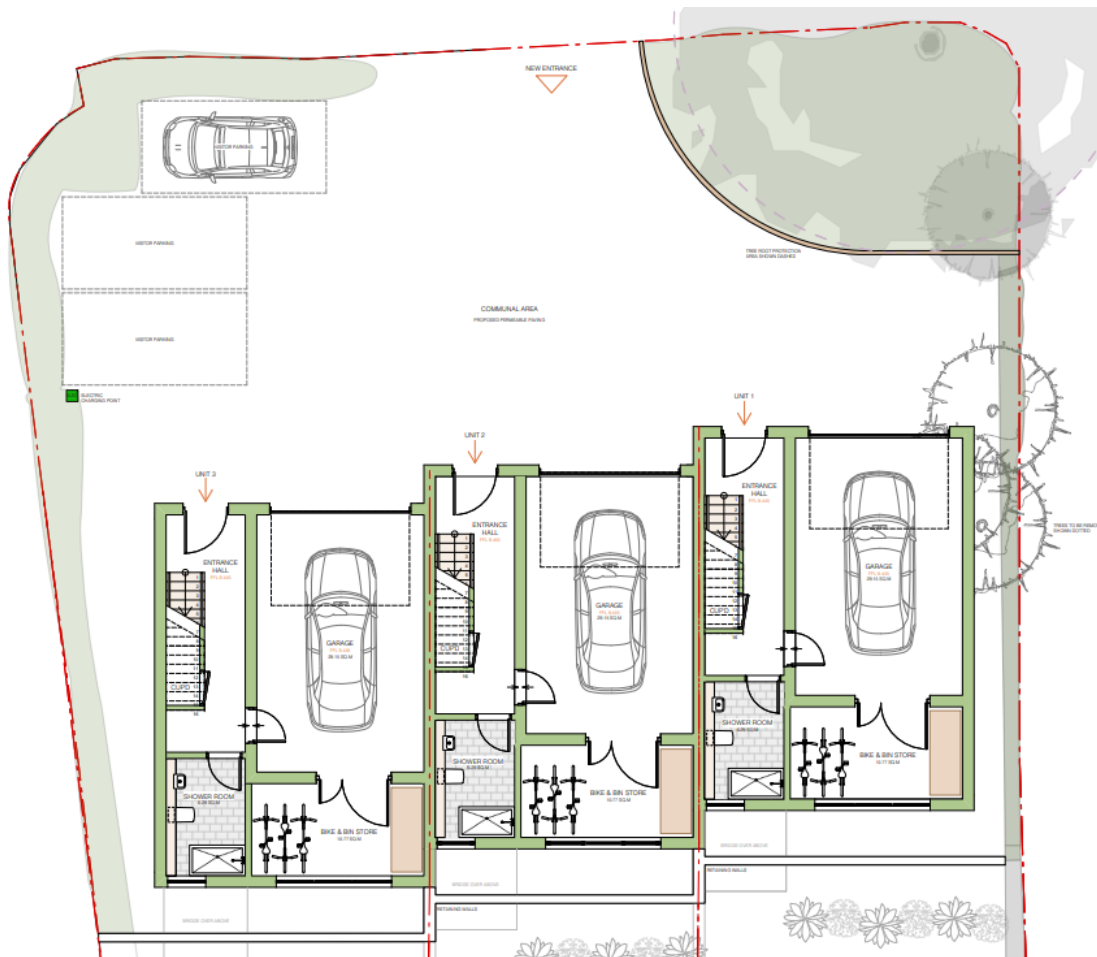


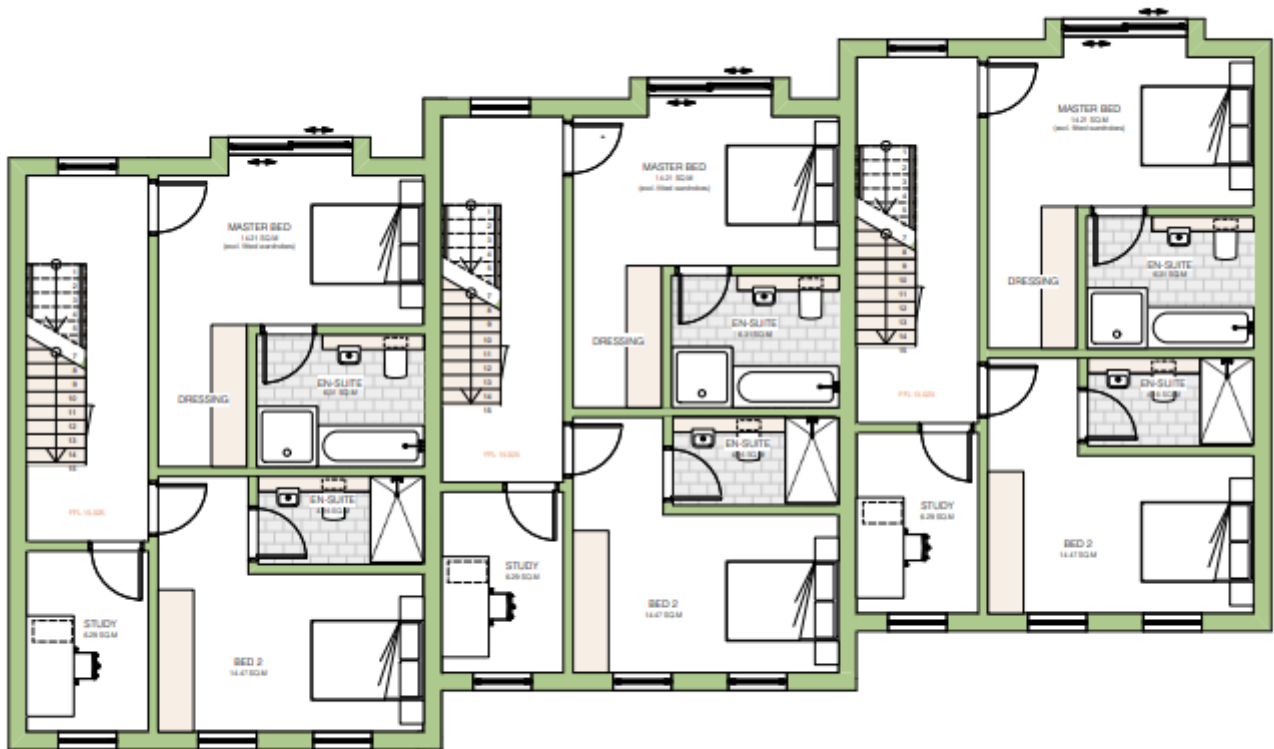
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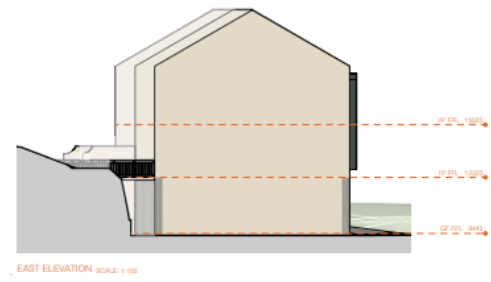
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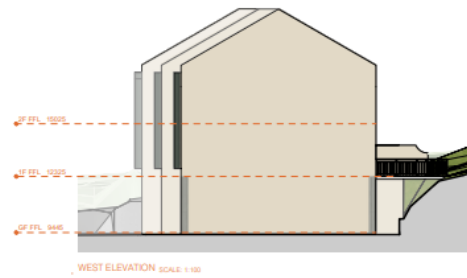








- MATERIAL SPECIFICATION :**
- 6 NO. SUNPOWER MAX3-415w SOLAR PANELS ON SOUTH ELEVATION TO BE INSET
 - NEW TRADITIONAL SLATE ROOFS
 - ZINC CLADDING TO DORMER OR SIMILAR
 - ALUMINIUM WINDOWS AND DOORS IN ANTHRACITE GREY
 - SMOOTH RENDER WALLS
 - ALUMINIUM BALLSTRADES TO REAR BRIDGE
 - DARK GREY TIMBER CLADDING (INCLUDING GARAGE AND MAIN FRONT DOOR)



NORTH ELEVATION (STREET SCENE) SCALE: 1:100



WEST ELEVATION (STREET SCENE) SCALE: 1:100

