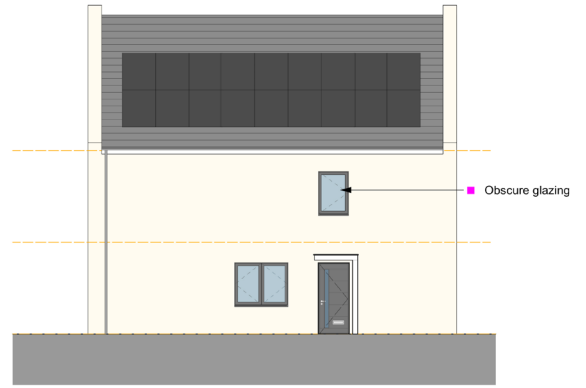


**SOLE
AGENT**



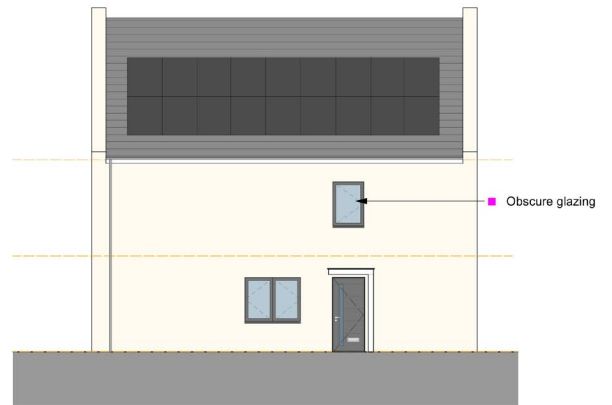
South East Elevation
Scale: 1:100



South West Elevation
Scale: 1:100



South East Elevation
Scale: 1:100



South West Elevation
Scale: 1:100

Approved Building Plots

Nocq Road, St. Sampson, Guernsey, GY2 4PA

- Full planning permission to build:
- Two houses
- One ground floor apartment
- One spacious duplex apartment
- Each unit has allocated parking and a garden
- Situated on Nocq Road close to local amenities

£475,000

LOCAL MARKET

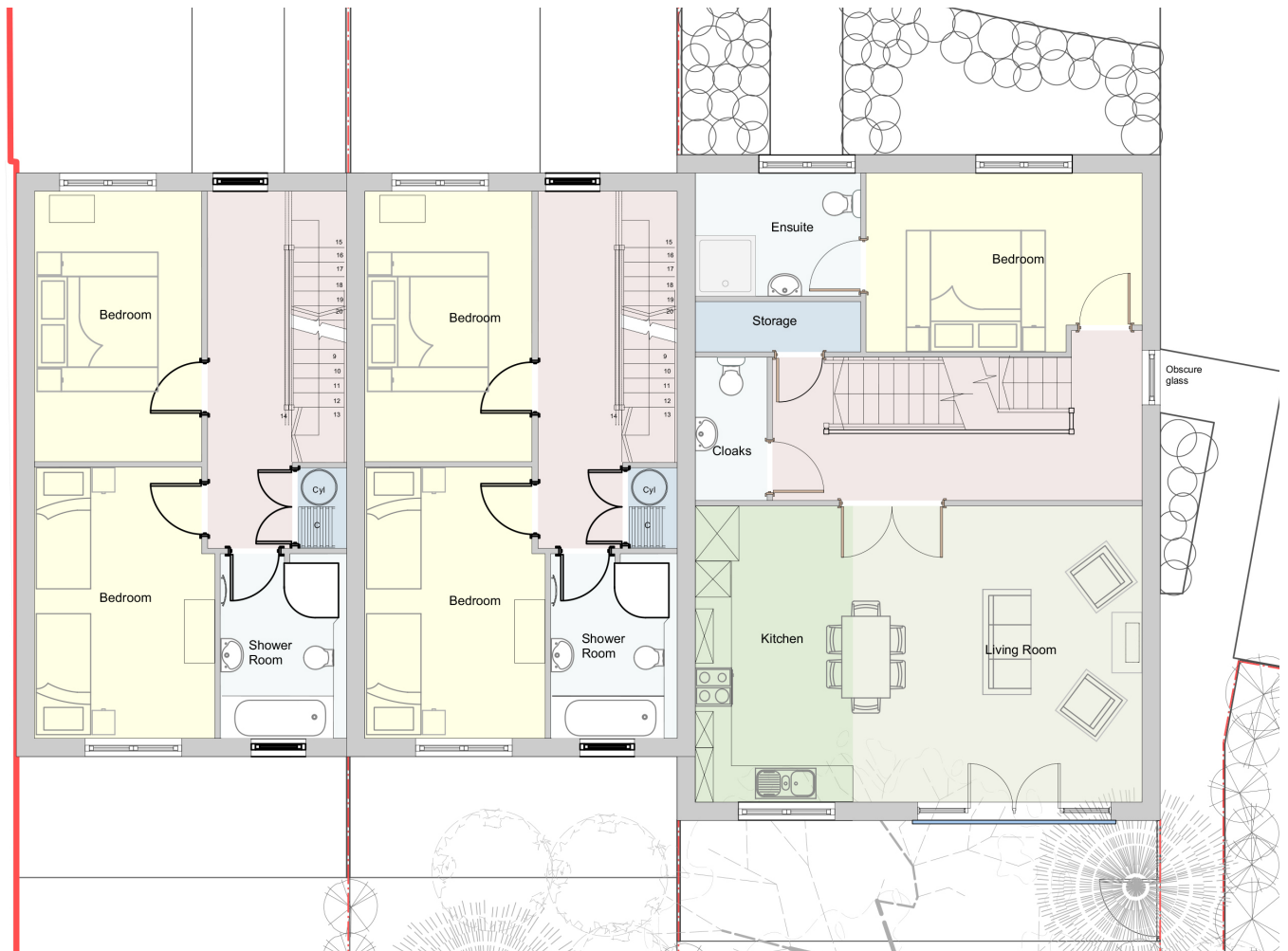
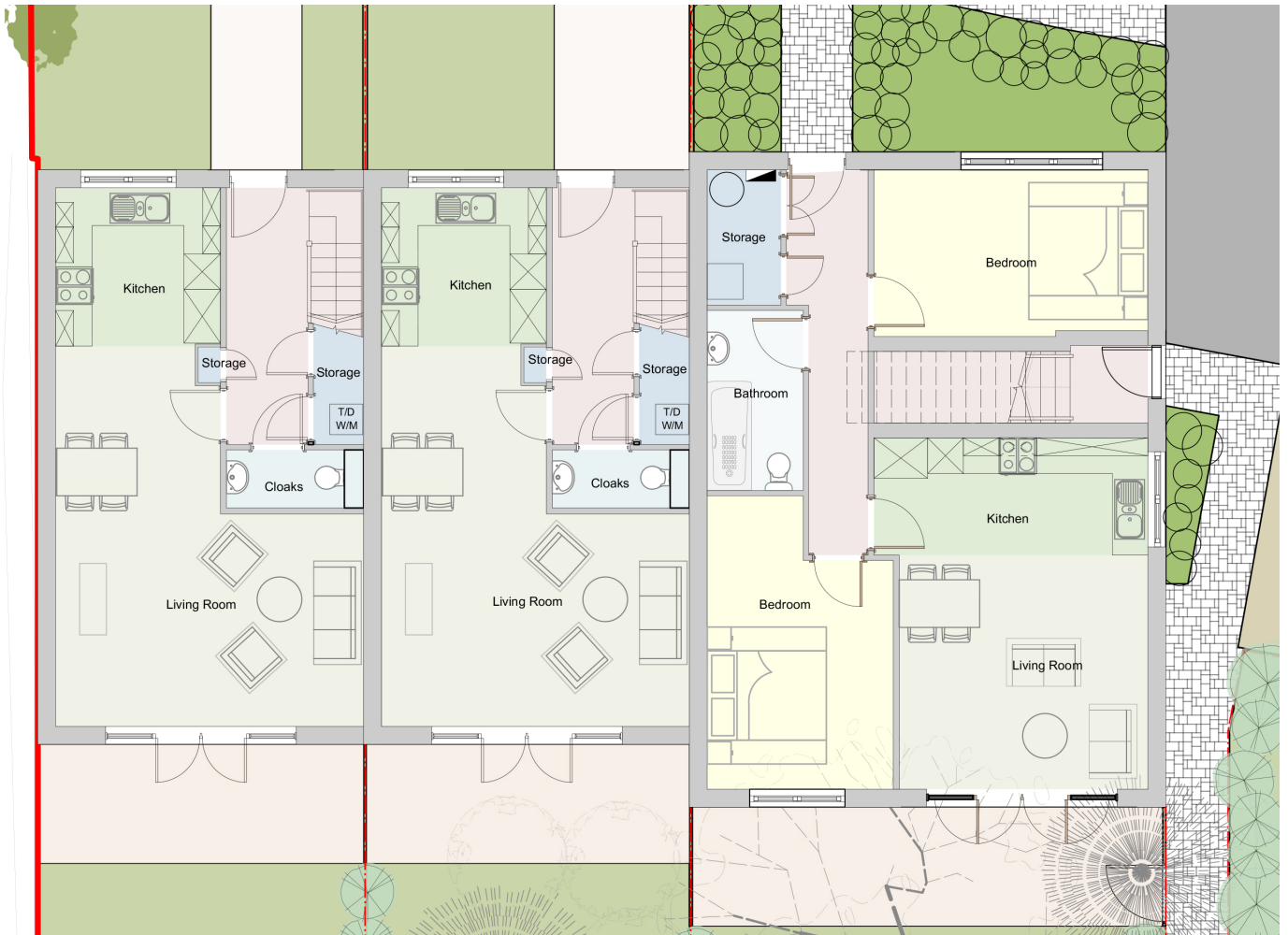
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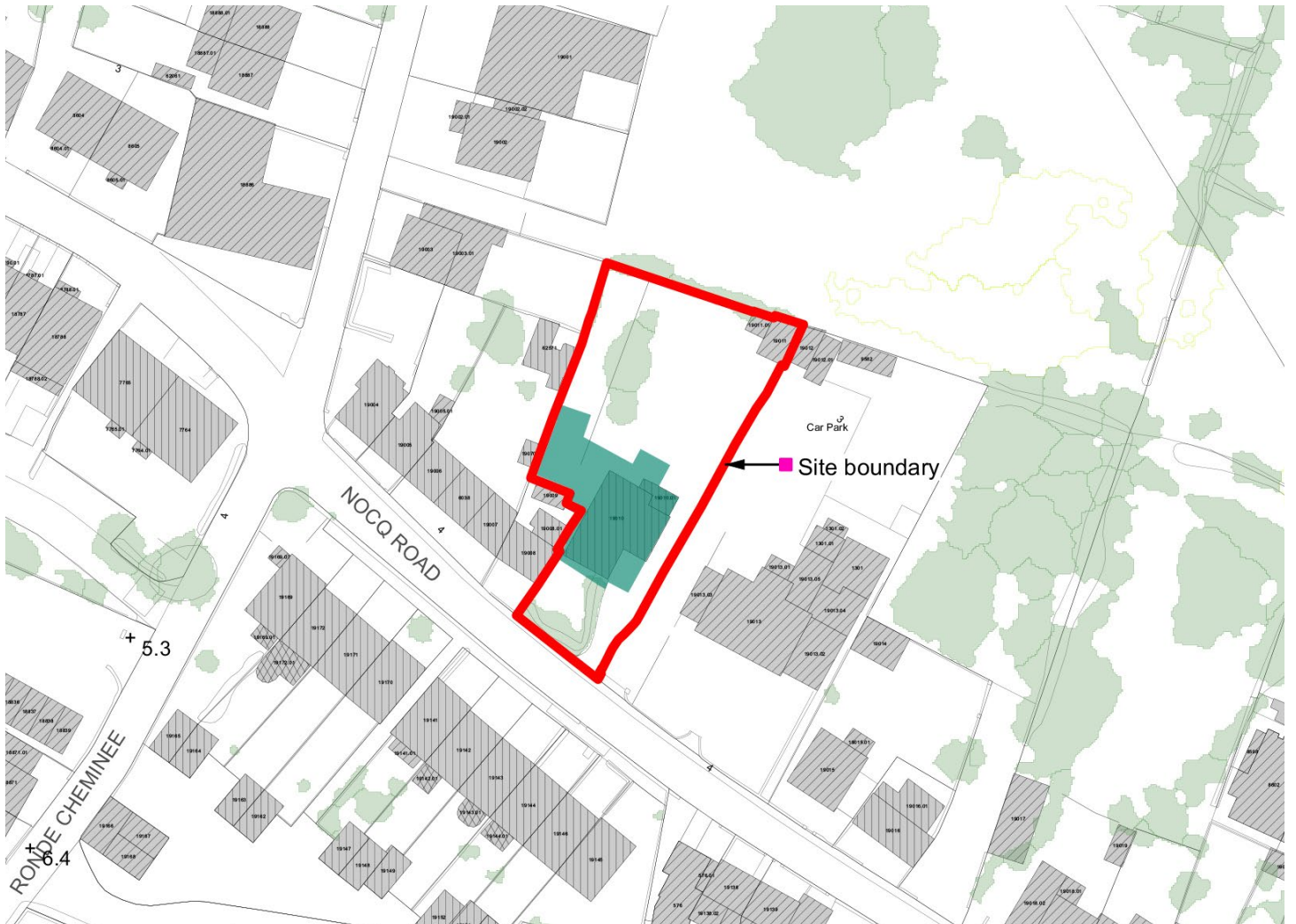
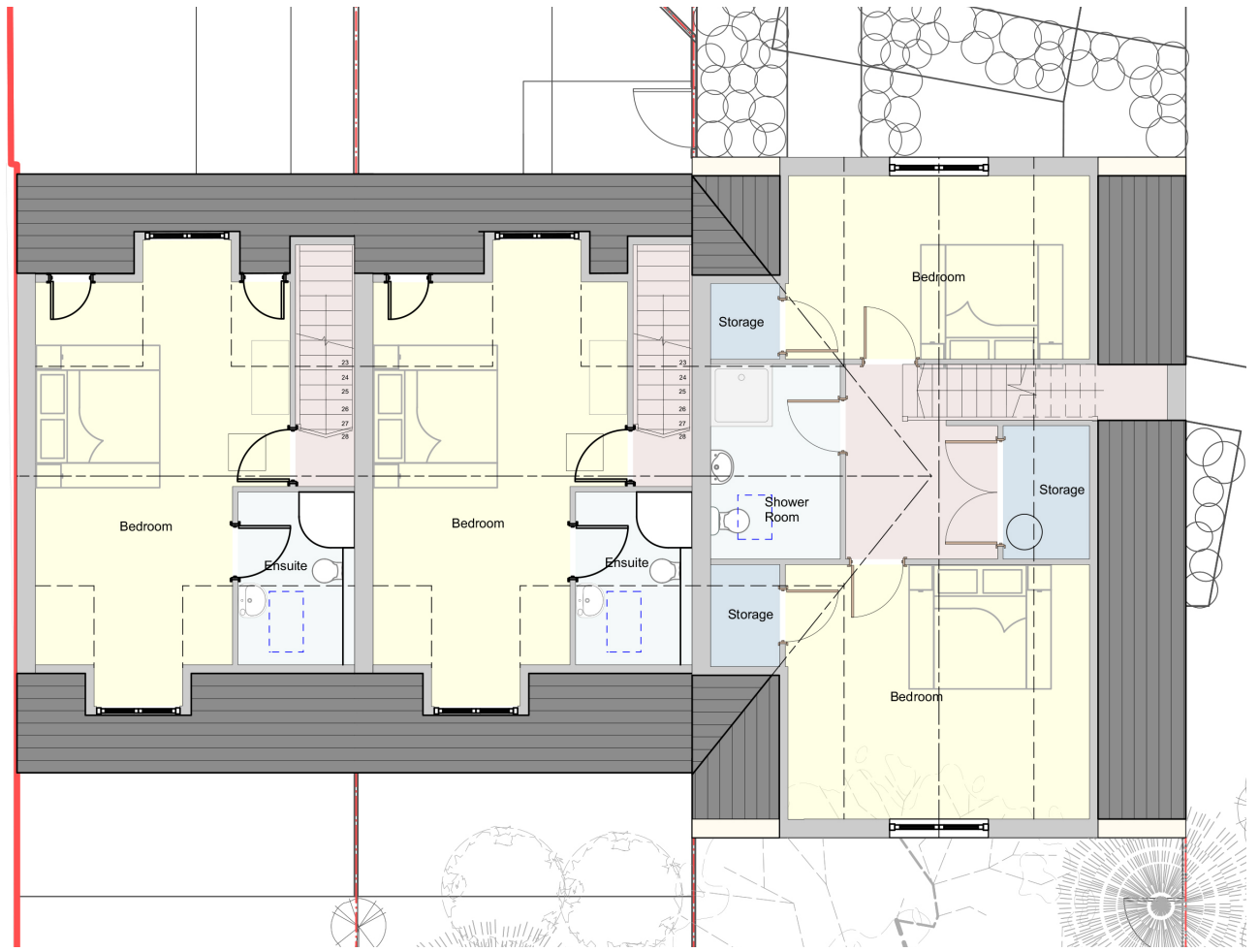


sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About the Building Plots, Nocq Road

A rare opportunity to purchase building plots on a superb site in Nocq Road, offered to the market with full planning permission. The current plans provide permission for a pair of three bedroom houses, a two bedroom apartment and a spacious three bedroom duplex apartment. The houses are just under 1,400 square foot each. The ground floor apartment is just under 750 square foot and the large duplex apartment is just over 1500 square foot. All the units come with allocated parking, and a garden. Driveway ownership to be negotiated.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.