



## La Moye - Development Opportunity

La Moye Road, Vale, Guernsey, GY3 5DR

### LISTED

- Approved plans for 3-bed home
- Historic 13th-century barn
- South-facing deck & pool
- Jacuzzi & summer house gym
- Generous plot
- Peaceful Vale location

**£550,000**

**LOCAL MARKET**

**swoffers**



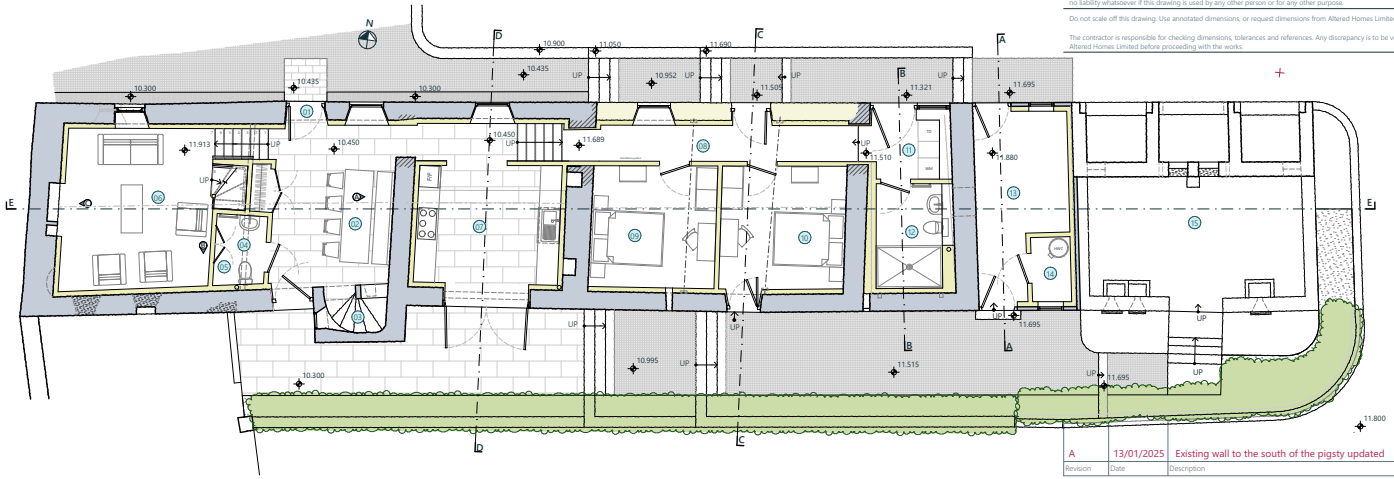
**sales@swoffers.co.uk | 01481 711766**

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









Ground Floor

Scale: - 1:100

Schedule of accommodation (scale 1:100)	
01	Accessible Principal Entrance
02	Dining Hall
03	Toilets
04	Accessible WC
05	Access to crawl-space storage
06	Living Room (19m <sup>2</sup> )
07	Kitchen (13.5m <sup>2</sup> )
08	Hall
09	Bedroom 1 (12m <sup>2</sup> )
10	Bedroom 2 (12m <sup>2</sup> )
11	Utility Room
12	Shower Room
13	General Storage
14	Plant Room
15	Pigsties
	Existing structure
	Proposed structure

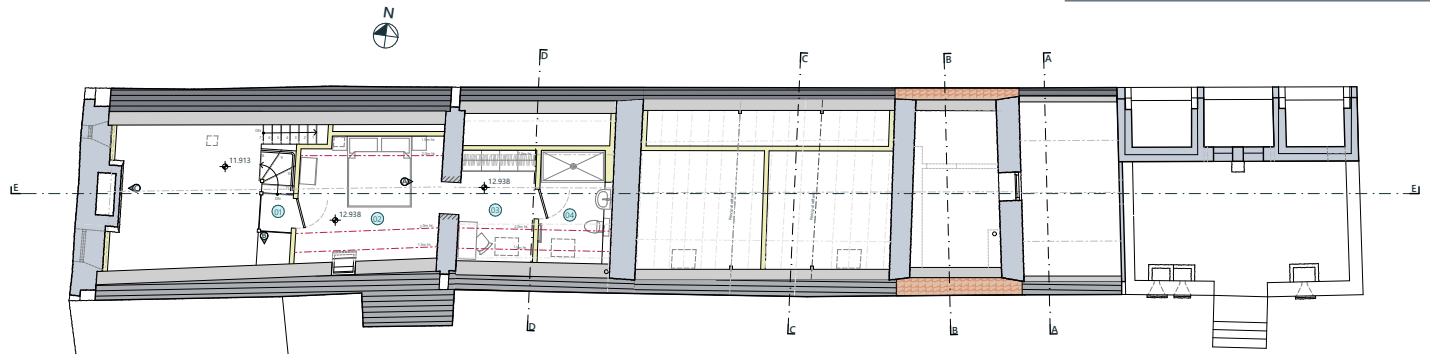
Revision	Date	Description
A	13/01/2025	Existing wall to the south of the pigsty updated

**Altered Homes**  
Architectural Designers

Altered Homes Limited  
Kaduna, Kimberley Avenue  
Sandy Hook, L16let  
St Sampson  
Guernsey GY2 4EL  
T: +44(0)7781 428107  
alder@alteredhomes.co.uk  
alteredhomes.co.uk

Project  
**Conversion of redundant outbuildings at:  
 La Moye  
 Rocques Cas  
 GY3 SDR**

Drawing Title	
<b>Planning-Proposed: Ground Floor</b>	
Drawing Scale	
As indicated at A3	
Drawing Status	
Planning Application	
Drawn by	
A Potter	
First issued on	
23/08/24	



First Floor

Scale: - 1:100

Schedule of accommodation (scale 1:100)	
01	Landing
02	Principal Bedroom (12.5m <sup>2</sup> )
03	Dressing Area
04	En-Suite Shower Room
	Existing structure
	Proposed structure

Revision	Date	Description
A	13/01/2025	Pantries updated

**Altered Homes**  
Architectural Designers

Altered Homes Limited  
Kaduna, Kimberley Avenue  
Sandy Hook, L16let  
St Sampson  
Guernsey GY2 4EL  
T: +44(0)7781 428107  
alder@alteredhomes.co.uk  
alteredhomes.co.uk

Project  
**Conversion of redundant outbuildings at:  
 La Moye  
 Rocques Cas  
 GY3 SDR**

Drawing Title	
<b>Planning-Proposed: First Floor</b>	
Drawing Scale	
As indicated at A3	
Drawing Status	
Planning Application	
Drawn by	
A Potter	
First issued on	
23/08/24	



**Proposed North Elevation**

Scale 1:100

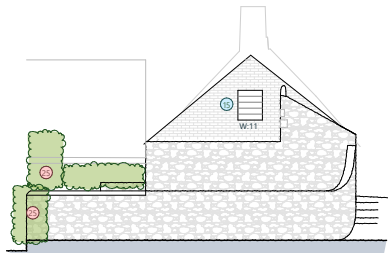
Key (scale 1:100)	
01	<del>Pantiles from roof (ref-04) reused to re-roof pigsties.</del>
02	Existing window to be refurbished and fitted with slim double-glazed units.
03	Alumasc cast aluminium 63mm dia. downpipes and 113mm half-round gutters.
04	Reuse pantiles after works have been completed to roof structure. The junctions between slate and pantile are to be weathered using lead-lined secret gutters.
05	Existing wall to be rebuilt using existing stones and pointed with lime mortar.
06	Indicates existing roof coverings that are to be refurbished reusing the existing slates.
07	Proposed steps formed with granite risers.
08	Existing window to be refurbished and fitted with slim double-glazed units.
09	Existing parapet wall to be lined with code 5 lead and dressed over new code 4 lead soakers, which are to be inserted as part of the roof refurbishment.
10	Indicates existing doors and frames that are to be removed and replaced with painted timber cottage style doors.
11	300x300mm fixed low-profile rooflights.
12	Remains of existing sash window and frame to be replaced with painted timber sash window fitted with slim double-glazing units. Existing concrete lintel to be replaced with granite lintel.
13	Existing window frame to be removed and replaced with new painted timber frame and fixed shutter.
14	Existing gable parapet wall to be lined with code 5 lead flashing. The flashings to be dressed over new code 4 lead soakers, which are to be inserted as part of the roof refurbishment, and rebated below the coping stones.
15	Existing fixed timber hatch to be retained and refurbished.
16	660x100mm heritage style low profile emergency egress rooflight.
17	Remove existing doors, fanlight and frame and replace with new double-glazed painted timber fanlights and sliding folding doors. Stacking sliding reclaimed timber barn doors are to be mounted to the exterior.
18	660x60mm low profile heritage style roof lights.
19	Ventilation slot to be fitted with fixed double-glazed unit.
20	Infill existing ventilation slot with brick to match brick used elsewhere. The face of the brick is to be set back 50mm from the face of the masonry.
21	New electrically operated painted timber gates.
22	Remove existing frame and fixed timber shutter, and replace with painted timber double-glazed fixed casement window.
23	Remove existing frame and fixed timber shutter, and replace with painted timber double-glazed side-hung casement window.
24	Coursed granite rubble wall with lime pointing and capping.
25	Formal Wild Privet hedge.
26	Indicates existing doors to be repaired and retained.

Revision	Date	Description
A	13/01/2025	Existing wall to the east of the pigsty updated. Pantiles and doors 01, 02 & 03 retained. Key updated.

**Altered Homes**  
Architectural Designers

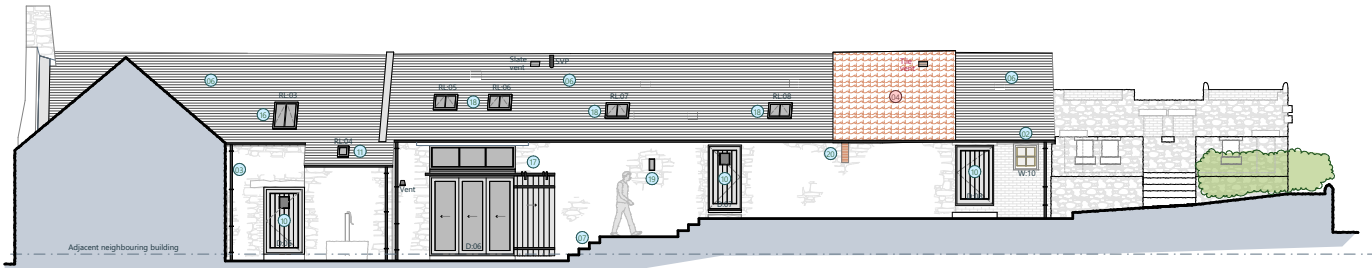
Altered Homes Limited  
Kaduna, Kimberley Avenue  
Sandy Hook, 11601  
St Sampson,  
Guernsey GY2 4EL  
T: +44(0)7781 428107  
alder@alteredhomes.co.uk  
alteredhomes.co.uk

Project	
Conversion of redundant outbuildings at: La Moye Rocque es Cas GY3 5DR	
Drawing Title	
Planning-Proposed: Elevations - N&E	
Drawing Scale	Drawn by
As indicated at A3	A Potter
Drawing Status	First issued on
Planning Application	23/08/24



**Proposed East Elevation**

Scale 1:100



**Proposed South Elevation**

Scale 1:100

Key (scale 1:100)	
01	<del>Pantiles from roof (ref-04) reused to re-roof pigsties.</del>
02	Existing window to be refurbished and fitted with slim double-glazed units.
03	Alumasc cast aluminium 63mm dia. downpipes and 113mm half-round gutters.
04	Reuse pantiles after works have been completed to roof structure. The junctions between slate and pantile are to be weathered using lead-lined secret gutters.
05	Existing wall to be rebuilt using existing stones and pointed with lime mortar.
06	Indicates existing roof coverings that are to be refurbished reusing the existing slates.
07	Proposed steps formed with granite risers.
08	Existing window to be refurbished and fitted with slim double-glazed units.
09	Existing parapet wall to be lined with code 5 lead and dressed over new code 4 lead soakers, which are to be inserted as part of the roof refurbishment.
10	Indicates existing doors and frames that are to be removed and replaced with painted timber cottage style doors.
11	300x300mm fixed low-profile rooflights.
12	Remains of existing sash window and frame to be replaced with painted timber sash window fitted with slim double-glazing units. Existing concrete lintel to be replaced with granite lintel.
13	Existing window frame to be removed and replaced with new painted timber frame and fixed shutter.
14	Existing gable parapet wall to be lined with code 5 lead flashing. The flashings to be dressed over new code 4 lead soakers, which are to be inserted as part of the roof refurbishment, and rebated below the coping stones.
15	Existing fixed timber hatch to be retained and refurbished.
16	660x100mm heritage style low profile emergency egress rooflight.
17	Remove existing doors, fanlight and frame and replace with new double-glazed painted timber fanlights and sliding folding doors. Stacking sliding reclaimed timber barn doors are to be mounted to the exterior.
18	660x660mm low profile heritage style roof lights.
19	Ventilation slot to be fitted with fixed double-glazed unit.
20	Infill existing ventilation slot with brick to match brick used elsewhere. The face of the brick is to be set back 50mm from the face of the masonry.
21	New electrically operated painted timber gates.
22	Remove existing frame and fixed timber shutter, and replace with painted timber double-glazed fixed casement window.
23	Remove existing frame and fixed timber shutter, and replace with painted timber double-glazed side-hung casement window.
24	Coursed granite rubble wall with lime pointing and capping.
25	Formal Wild Privet hedge.
26	Indicates existing doors to be repaired and retained.

Revision	Date	Description
A	13/01/2025	Existing wall to the east of the pigsty updated. Pantiles retained and key updated.

**Altered Homes**  
Architectural Designers

Altered Homes Limited  
Kaduna, Kimberley Avenue  
Sandy Hook, 11601  
St Sampson,  
Guernsey GY2 4EL  
T: +44(0)7781 428107  
alder@alteredhomes.co.uk  
alteredhomes.co.uk

Project	
Conversion of redundant outbuildings at: La Moye Rocque es Cas GY3 5DR	
Drawing Title	
Planning-Proposed: Elevations - S&W	
Drawing Scale	Drawn by
As indicated at A3	A Potter
Drawing Status	First issued on
Planning Application	23/08/24
Project Number	Drawing ID
22-005	PA.03.04
	Rev
	A



## About La Moye - Development Opportunity

An exceptional opportunity to transform a historic barn into a beautifully designed three-bedroom home, tucked away behind one of Guernsey's oldest farmhouses in a tranquil part of the Vale.

Believed to date back to the late 13th century, this characterful building forms part of the original La Moye farmhouse — a property rich in heritage and architectural significance. Planning permission has been granted for a thoughtful conversion, with key structural elements to be retained, preserving its timeless charm while allowing for modern living. Approved plans and supporting documents are available, offering a clear path to creating a unique and inspiring home. The barn benefits from a south-facing decked area that enjoys all-day sun, complete with an above-ground swimming pool, a jacuzzi, and a delightful summer house currently used as a gym.

There is also a sloped area of land behind the property, providing privacy and further potential.

This is a rare chance to breathe new life into a remarkable piece of the island's history — blending centuries-old stonework with contemporary design in a truly special setting.

(Further fields are available by separate negotiation)

### ACCOMMODATION COMPRISING

#### Barn 1

30'8" x 15'8" (9.35m x 4.78m)

Two access doors. One circular window. Laid out to house cattle. Staircase to...

#### FIRST FLOOR

#### Room

30'8" x 15'8" (9.35m x 4.78m)

#### Barn 2

15'8" x 13'9" (4.78m x 4.2m)

#### Barn 3

23'4" x 16'1" (7.1m x 4.9m)

Two access doors. One circular window. Vaulted ceiling.

#### Barn 4

16'10" x 8' (5.13m x 2.44m)

Door to outside.

#### Barn 5

18'7" x 9'9" (5.66m x 2.97m)

Door to both sides.

#### OUTSIDE

South facing decked area. South facing raised area laid to lawn steps lead up to a granite paved area surrounded by medium height walls. There is a large south facing decked area with swim spa, hot tub and a summer house, surrounded on two sides by granite quarry walls making it a very sheltered spot.

#### Rear

There is a large sloped field providing views over the area.



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk) | 01481 711766

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

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.