

**SOLE
AGENT**



Development Opportunity

Les Amballes, St Peter Port, GY1 1WU

- Full planning permission
- Unique development opportunity
- Edge of St Peter Port
- One detached unit
- Two semi detached units
- Each with an allocated parking space

£565,000

LOCAL MARKET

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



Level Key

- 1:000 Proposed
- 1:500 Existing retained
- 1:500 Existing altered

Unit Key

Gross internal floor areas

Unit	Description	Ground Floor	First Floor	Total	Private amenity
Unit 1	Conversion of Existing Protected Building to Create 2 Bedroom House	60.5m ²	60.5m ²	121m ²	16.1m ²
Unit 2	New Build 2 Bedroom House	38.7m ²	34.1m ²	72.8m ²	4.2m ²
Unit 3	New Build 2 Bedroom House	39.6m ²	39.4m ²	79.0m ²	18.3m ²

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NOTES

Figured dimensions are to be used in preference to scaled dimensions. Drawings / Contractors **MUST CHECK** ALL dimensions and be any discrepancies must be reported to A7 Design Limited. If in doubt consult A7 Design Limited.

AMENDMENTS



Location Plan 1:2500

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Block Plan 1:500

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Key

1. Proposed Dwellings
2. Proposed Pavement
3. Remove Existing Warehouse
4. Proposed Carriageway Cycle Way
5. Retain Existing Street



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Project Description
Proposed Redevelopment of Commercial Storage Property to Provide Residential Accommodation.

Site Location
"Alters Auction Centre"
Les Anbales
St Peter Port
GY1 1WU

Client
A. Lovv

Drawing Status
For Approval

Scale
1:100 I

Date
July 25

Cadash Ref.
A1076

Drawn By
A. Lovv

Revision

Scale
1:100 I

Date
July 25

Scale
1:100 I

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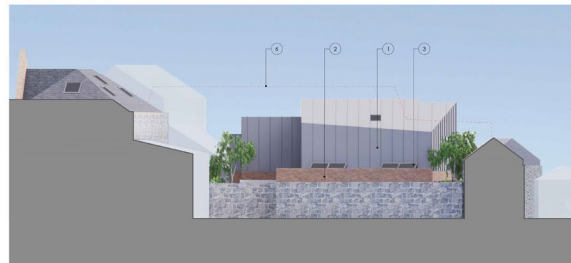
Scale
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Date
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July 25

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North-West Elevation 1:100



North-East Elevation 1:100



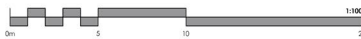
South-East Elevation 1:100



South-West Elevation 1:100



North-East Roadside Elevation 1:100



Section A-A 1:100

Elevation Key

1. Blue/ grey zinc cladding
2. Weather brick
3. Grey aluminium window and doors
4. Vertical timber slatwork
5. Painted timber heritage windows and doors
6. Existing structure to be removed shown dotted in red



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Proposed Redevelopment of this Commercial Storage Property,

Site Location
"Alters Auction Centre"
Les Anbales
St Peter Port
GY1 1WU

Client
A. Lovv

Drawing Status
For Approval

Scale
1:100 RA1

Drawing Title
Elevations & Section

Drawing Type
Planning

Client Ref. Drawing Ref. Revision

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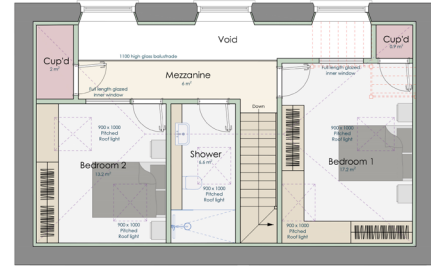
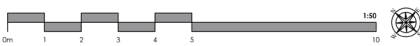
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AMENDMENTS



Unit 1 Ground Floor Plan 1:50



Unit 1 First Floor Plan 1:50



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Project Description Proposed Redevelopment of Commercial Storage P to Provide Residential Accommodation.	Cadash A109
Site Location Alters Auction Centre Les Ambulies St Peter Port GY1 1WJ	Drawn B A.Lo
Client	Date July 2
Drawing Status	Scale 1:50 I

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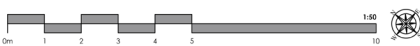
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AMENDMENTS



Unit 2 & 3 Ground Floor Plan 1:50



Unit 2 & 3 First Floor Plan 1:50



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Allens Auction House
 CLIENT REF: 22-1412
 V1 - June 2023
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About Development Opportunity, Les Amballes

Offered to the market with full planning permission; a unique opportunity to develop a commercial building in Les Amballes, St Peter Port. The current plans have been drawn with the option to build two semi detached units and a separate detached dwelling, each with allocated parking. The detached unit consist of an open plan living space, two bedrooms, shower room and mezzanine level. The two semi detached houses have differing layouts, consisting of kitchen/ diner/ separate lounge, two bedrooms and shower room. Situated on the edge of St Peter Port the properties are conveniently located only a short walk from town and Admiral Park.



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