



L'Hivernage Guest House

Sark

- Former 7-bedroom Guest House
- West coast location
- Requiring Complete Refurbishment
- Leasehold expires 30th September 2079
- Prime Sark redevelopment Opportunity
- Available by arrangement

£400,000

OPEN MARKET

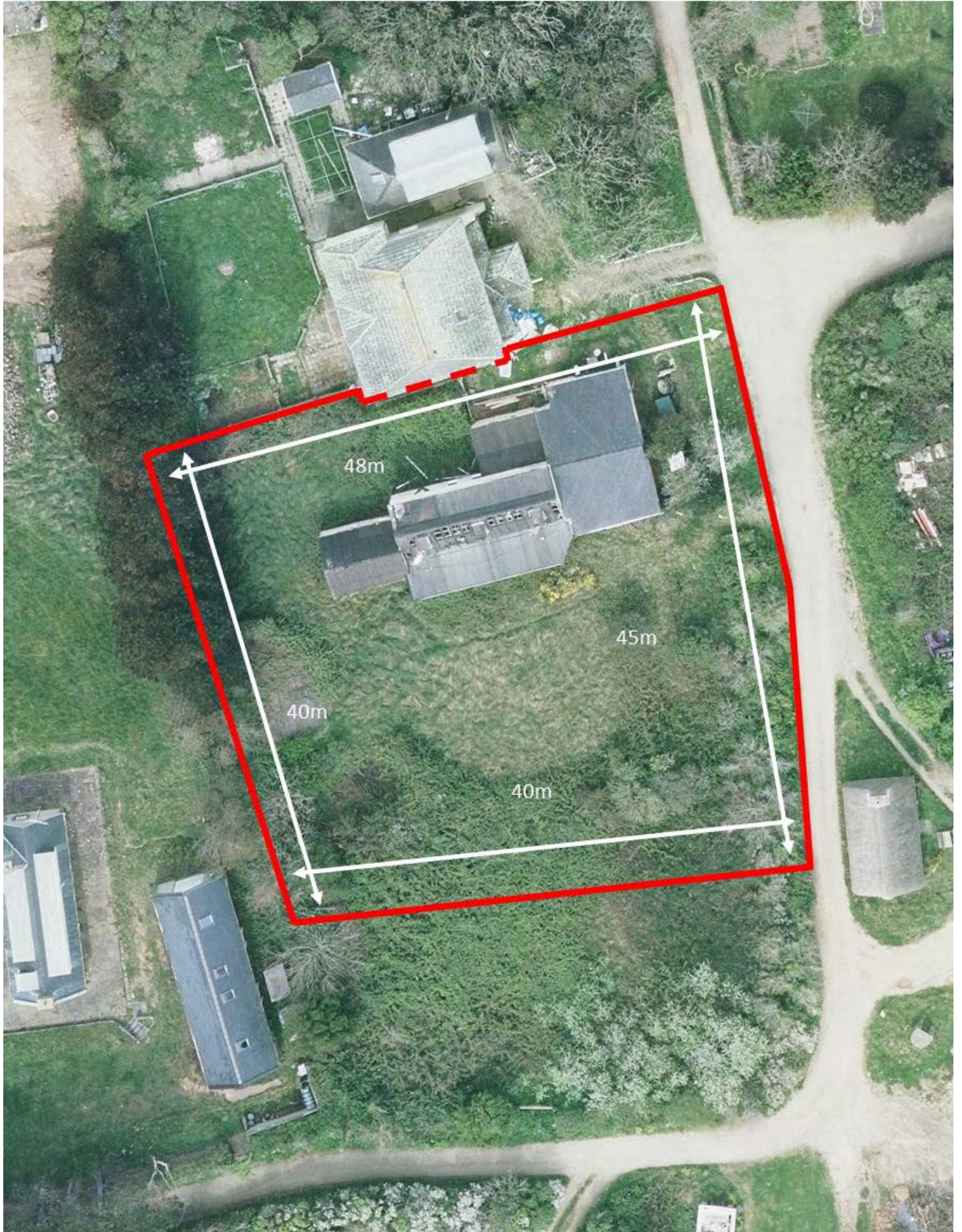
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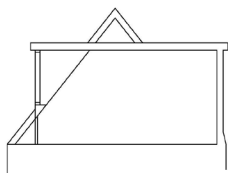


sales@swoffers.co.uk

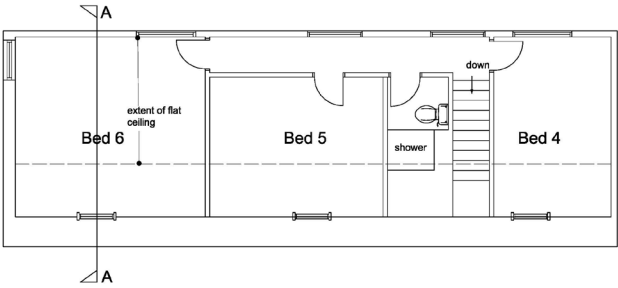
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

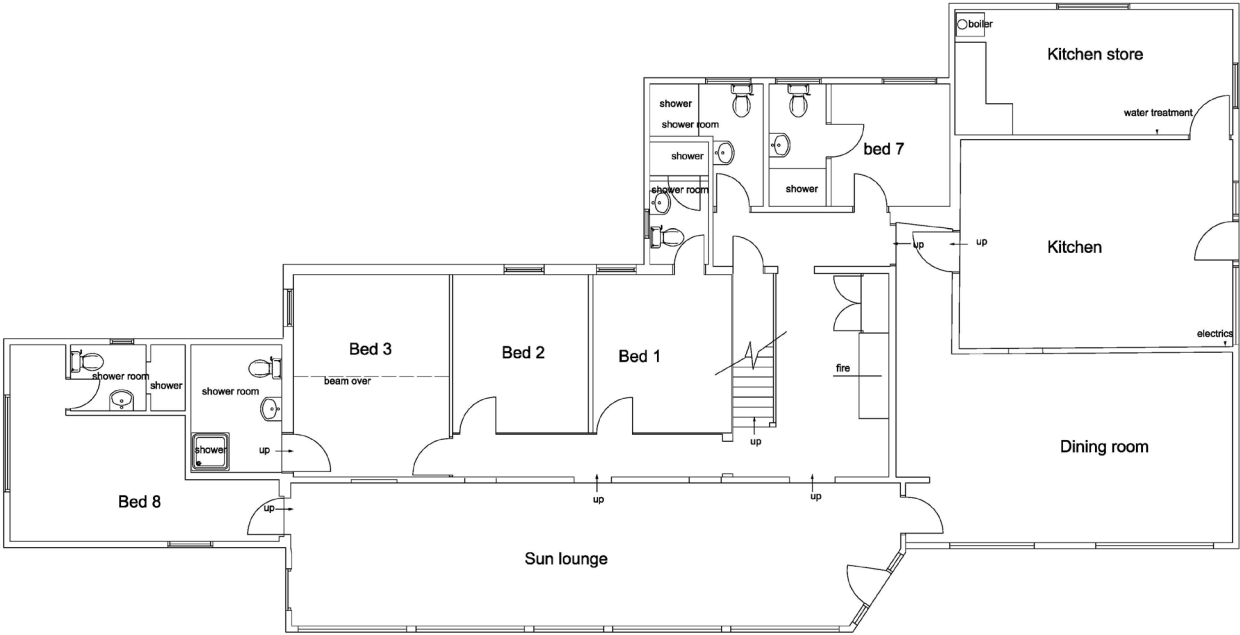




Section A - A



First floor plan



Ground floor plan

About L'Hivernage Guest House

L'Hivernage Guest House presents a rare opportunity to acquire a substantial former hospitality property, vacant for over a decade and now requiring full modernisation, offering exceptional scope for redevelopment.

Formerly operated as a guest house, this open market property comprises a substantial detached building that has been vacant for in excess of 10 years and now requires comprehensive refurbishment throughout.

It presents an exciting opportunity to acquire, modernise and reconfigure the accommodation to suit individual requirements, whether re-establishing a hospitality business or creating a substantial private residence or alternative scheme, subject to any necessary consents.

Set within a clearly defined site extending to approximately 0.44 acres (1,800m²), subject to verification, the plot provides ample space and a degree of privacy, making it suitable for a range of uses including guest accommodation, a substantial private dwelling or a combination of both (subject to the necessary consents). The property is held leasehold with an expiry on 30th September 2079, with the potential to negotiate an extension with the Lessors, further enhancing its long-term appeal.

ACCOMMODATION COMPRISING

Hivernage Guest House

Formerly operated as a 7-bedroom guest house, this open market building, with an approximate floor area of 230m², currently requires significant refurbishment or replacement.

The property has been unoccupied for a significant period and is now in poor condition, requiring comprehensive upgrading, repair and modernisation throughout. Planning permission is being sought with the intention to rebuild on a broadly like-for like basis. The property was previously configured for guest accommodation with multiple bedrooms and shared facilities, including dining and communal areas, as illustrated in the existing plans.

Site and Grounds

The land extends to approximately 0.44 acres (1,800m²), forming a self-contained and well-defined plot. The layout offers potential for comprehensive redevelopment with flexibility in design and configuration (subject to planning). There is also scope to enhance landscaping and the outdoor amenity space.

Services

Mains electricity, shared borehole water and sealed septic tank

Term

Leasehold expires 30th September 2079

Property Tax

£1,474.40 per annum at the 2026 rate of £19.40 per quarter. The measurements of Hivernage Guest House equate to 76 taxable Sark 'quarters'

Viewing

Strictly by appointment only through

Possession

Available by arrangement



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