



**Comilla, Le Pont Du Val, St. Brelade**

Guide Price **£975,000**

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# Comilla, Le Pont Du Val

St. Brelade, Jersey

- Rare St Brelade building plot
- Site with planning permission approved
- Hugely sought after location
- Existing 2 bedroom bungalow
- Excellent opportunity to create homes side by side, live in one whilst you build the other
- Garage and driveway parking
- Ideally located just minutes from St Brelade's amenities and Quennevais High School
- **Planning application: P/2023/0410**
- Sole agent, please contact Charlie Smith / [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com) / Harry Trower / [Harry@broadlandsjersey.com](mailto:Harry@broadlandsjersey.com)





# Comilla, Le Pont Du Val

St. Brelade, Jersey

The St Brelade's property with a building plot everyone's been searching for.

A rare opportunity to acquire a substantial bungalow with full planning permission approved to significantly enhance and develop the site.

The existing property is a well proportioned two bedroom bungalow extending to over 1,200 sq ft, with consent granted to add a first floor, creating further accommodation. In addition, planning permission has been passed to construct a detached three bedroom, two storey home with garage within the garden.

The bungalow currently comprises two double bedrooms, house bathroom, separate living room, kitchen, conservatory, utility room and WC. Externally, there is a large tandem garage and driveway parking.

To the north side of the property lies a generous garden with approved plans for the new three-bedroom dwelling, complete with its own garage and landscaping.

Ideally located just minutes from St Brelade's amenities, Quennevais High School, the Railway Walk and nearby sports fields, this is a superb opportunity for a developer, builder or family seeking an exciting project.

Opportunities of this calibre in St Brelade's are rarely available.







### Planning permission

Planning permission has been passed to build an additional 3 bedroom home in the garden and to extend the existing bungalow. All details can be found here;  
<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetails.aspx?s=1&r=P/2023/0410>





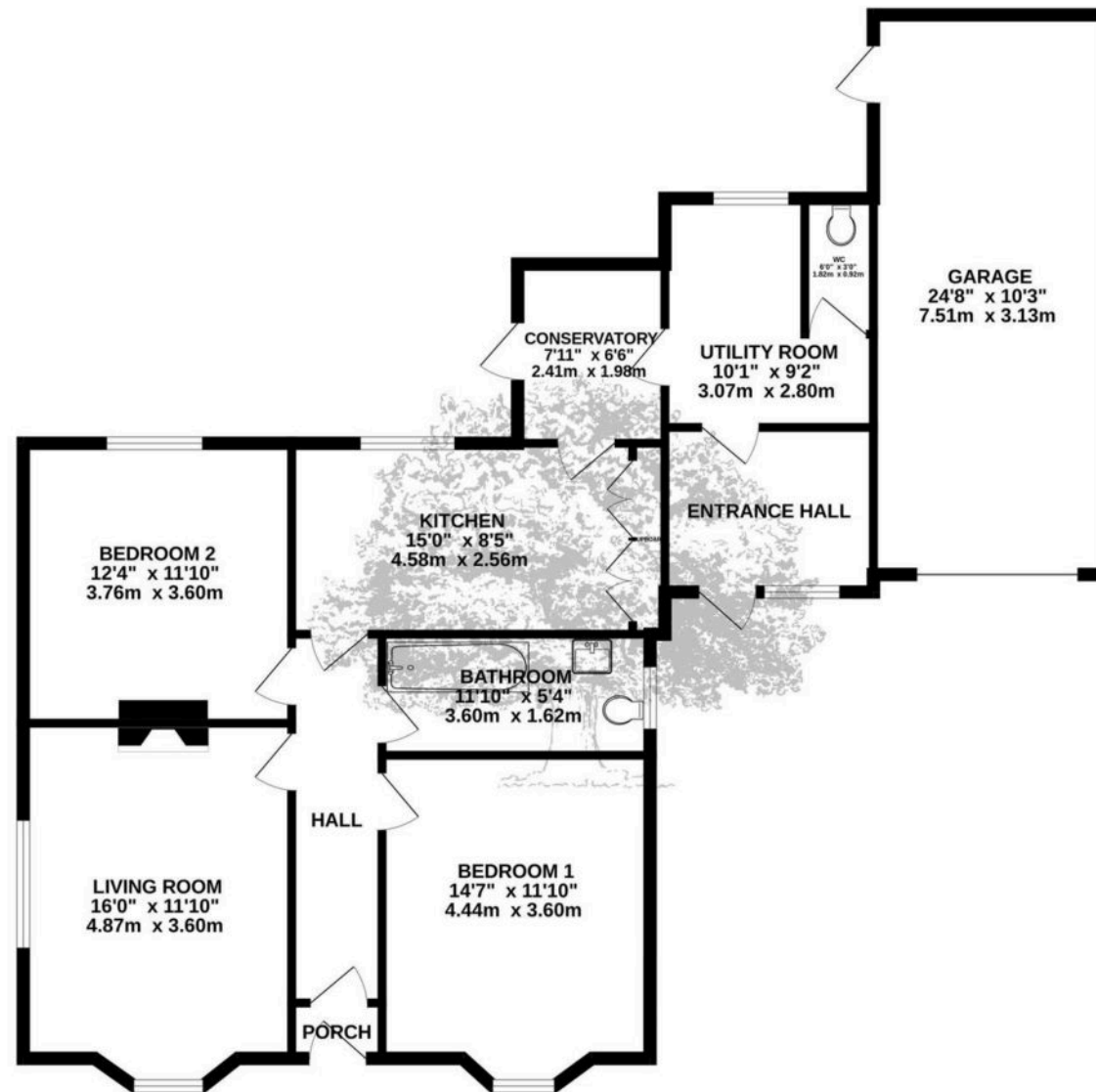


ELEVATION FROM FRONT GARDEN



ELEVATION FROM ST SAMPSON'S AVENUE

GROUND FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Broadlands

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