

# **STATES OF JERSEY**

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**WARREN FARM, NOIRMONT, ST. BRELADE**

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**Lodged au Greffe on 22nd June 2005  
by Deputy S.C. Ferguson of St. Brelade**

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**STATES GREFFE**

## **PROPOSITION**

**THE STATES are asked to decide whether they are of opinion –**

to request the Economic Development Committee to retain Warren Farm, Noirmont, St. Brelade in public ownership.

DEPUTY S.C. FERGUSON OF ST. BRELADE

## REPORT

It is said that Duke William visited Noirmont when he visited Jersey in 1066. He apparently liked it so much he claimed it for himself. Sadly, he never appears to have had an opportunity to return here after he became King of England.

Warren Farm and the main part of Noirmont Headland were bought as a single lot in 1950 from Mrs. Catherine May de Gruchy and Mrs. Hope May Dixon for the sole purpose of being owned by the people of Jersey. It was to be retained in its unspoilt state as a war memorial to those killed in the Second World War. The funds used to pay for the property were partly raised from public subscription and partly by the States. The public subscription amounted to some £1995.19.0d by 18th January 1947 and the States paid the balance to reach the total price of £9,000. This was significantly below the market value of the land and buildings.

Certain covenants were placed on the property and conditions were also required by the vendors. These included repairs to Warren Farmhouse of £500, the upkeep of 750 yards of tarmac roadway on the property, and the cost of a fence separating the grounds of Noirmont Manor from the land to be sold. The fence, called a rabbit fence, was estimated to cost £600 and a covenant was inserted in the agreement requiring the States to maintain this fence.

A covenant was also placed on the property that there should be no other buildings on the site other than a single monument or memorial. The States were required to maintain the buildings as they then existed. It is clear however that the intention of the purchase was to preserve an area of outstanding natural beauty as a war memorial to those who died in the Second World War.

The States Agricultural Advisor has stated that the farm is uneconomic as a Dairy or arable farm. However this depends on the actual usage of the land. This has never been an arable farm. This was an area always more suited to sheep farming. The actual fields have changed very little since the drawing-up of the Duke of Richmond's Map in 1795. Many of the tracks are the same and a building is shown on the Richmond Map in the same location as the farm which is there today.

Tourism, Agriculture and the Environment are different aspects of the same subject. The three are complementary. It is for this reason that I maintain that the property should be run as an old fashioned Jersey Farm with educational and tourist aspects. It has an advantage over Hamptonne in that there is about 238 vergées of land available, of which about 80 vergées is arable and the balance is marginal land. The fine old Jersey barr has tethering arrangements for about 28 animals and there are wellbuilt granite pigsties in the yard. Furthermore there are few small farms available for young Jersey farmers to establish a foothold in the farming industry.

The National Trust in England run sheep on marginal land in order to maintain the land. Currently Public Services have to maintain it. Sheep would have the added advantage that they require less maintenance, produce wool and can be eaten. There is a suitable field for a small animals' field for schoolchildren to visit and the outbuildings could provide a tea room and information centre.

The President of the Economic Development Committee has stated that the proceeds of the sale of Warren Farm will probably be used for subsidies for farmers to make new slurry pits. This farm is part of our history and should be preserved for future generations, not vandalised for short term profits.

The most important factor in dealing with this part of our heritage is that the farm house and outbuildings should be restored and well-maintained.

The National Trust, Société Jersiaise and Jersey Heritage Trust all support this initiative and will be involved in planning the future for Warren Farm. They, together with the property advisors to the States, will plan the leasing of the property so that there will be no financial drain on the States finances. The main concern is that the farm and buildings should be used in such a way as provides the greatest good for the Island.