

FIELD 141, LA RUE HORMAN, GROUVILLE: SALE OF LAND

**Lodged au Greffe on 30th April 2002
by the Housing Committee**



STATES OF JERSEY

STATES GREFFE

150

2002

P.62

Price code: B

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

- (a) to authorise the sale to G.R. Langlois Limited of two areas of land totalling approximately 1,000 square feet in the south and north-west corners of Field 141, La Rue Horman, Grouville, as shown on Drawing No. 259/01/35, for £10,000 (ten thousand pounds) with each party being responsible for their own legal costs;
- (b) to authorise the granting of vehicular and pedestrian access over the pavement, in Rue de la Poterie, Grouville and the right to connect services to Field 141, Grouville, for the sum of £50,000 (fifty thousand pounds);
- (c) to authorise the Greffier of the States to sign the said drawing on behalf of the States;
- (d) to authorise the Attorney General and the Greffier of the States to pass on behalf of the Public any contracts it may be necessary to pass in connection with the sale of the said land and the granting of the rights of way and service wayleaves; and
- (e) to agree that monies received by the Treasurer of the States from the transaction be credited to the Planning and Environment Committee's Vote of Credit C0904 "Acquisition of Land - Major Reserve".

HOUSING COMMITTEE

- Notes:
- 1. The Planning and Environment Committee supports the report and proposition on condition that land is retained for the provision of a footpath.
 - 2. The Public Services Committee supports the proposition.
 - 3. The Finance and Economics Committee agrees that the land (measuring 1,000 square feet) should be sold to the developer of Field No. 141, Grouville for £10,000 and that vehicular and pedestrian rights should be authorised and the right to connect services granted for £50,000, in order to assist in the development of housing and the provision of a footpath.

Report

Planning permission has been granted to G.R. Langlois Limited by the Planning and Environment Committee for the construction of 4 three-bedroom houses formed into two pairs of semi-detached units and one four-bedroom house towards the north-west end of Field 141, La Rue Horman, Grouville.

To assist the development, G.R. Langlois Limited has requested that service and access rights be granted from Field 141 through land currently in the administration of the Housing Committee to La Rue de la Poterie. The Company also wishes to purchase two small pieces of land in the Public ownership to provide a rational improvement to the perimeter of its development.

The two areas of land totalling approximately 1,000 square feet were purchased by the Public of the Island on 10th November 1978 from the owner of Field 141, Gorey, in connection with the Gorey Village Development Scheme and associated road-widening proposals. The two areas had been purchased initially for a junction splay allowing for a line of sight, but this had not been created, and the sale of this land takes the area of the field to the existing perimeter wall.

The areas of land bordering La Rue Horman were originally purchased for the provision of a footpath. The area required for the construction of the footpath will be retained in the Public ownership. The proposed sale and access rights have no impact on the future creation of the footpath.

The Public of the Island is able to realise £10,000 per unit for access and service rights which were not included in the original conveyance of the portion of Field 141 purchased by the Public. In order to develop Field 141, these rights now have to be sought and purchased by G.R. Langlois Limited as part of the development.

The Department of Property Services has reached agreement with G.R. Langlois Limited following negotiations that all sales and agreements to enable this development to proceed be granted for the payment of a total of £60,000 (sixty thousand pounds sterling).

The financial implications are set out above and there are no manpower implications for the States arising from this proposition.