

**ROSE COTTAGE, COIE LANE, ST. SAVIOUR'S ROAD,
ST. HELIER: PURCHASE**

**Lodged au Greffe on 3rd February 1998
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

175

1998

P.8

Price code : B

PROPOSITION

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

- (a) to approve the purchase on behalf of the public of the property known as Rose Cottage, Coie Lane, St. Saviour's Road, St. Helier, together with the garden and outbuildings as shown on drawing No. 585/1 from Mrs. Norah Sylvia Rayson, née Hopkins, for £129,500 (one hundred and twenty-nine thousand five hundred pounds), with the public being responsible for the payment of all reasonable legal costs; and to authorise the Greffier of the States to sign the said drawing on behalf of the States;
- (b) to authorise the Attorney General and the Greffier of the States to pass on behalf of the public any contract that it might be found necessary to pass in connexion with the purchase of the said land and buildings and any interest therein;
- (c) to authorise the payment or discharge of any expenses incurred in connexion with the purchase of the property and any interests therein, and of the payment of all legal expenses from the Planning and Environment Committee's capital vote of credit 'Acquisition of Land - Major Reserve (Vote No. C0904).

PLANNING AND ENVIRONMENT COMMITTEE

NOTE: The Finance and Economics Committee supports this proposition.

Report

On 22nd July 1997 the States agreed the revised alignment of the link road improvement scheme (drawing No. 575/1) as an amendment of the Town Map 2-87 and approved the purchase of land and buildings from C. Le Masurier Limited to enable the construction of the road. The contract for the purchase of land and buildings was passed on 14th November 1997 and preliminary drainage works were commenced shortly afterwards.

Within the area of land purchase from C. Le Masurier Limited and on the line of the proposed roadway there is a small area of land and an outbuilding which is in the ownership of Mrs. Norah Sylvia Rayson, née Hopkins. Mrs. Rayson has agreed to sell this land to the public to assist the construction of the road, but has offered it together with the remainder of the property, which includes the two-bedroom property known as Rose Cottage and the adjoining right of way and walled garden. The whole of the property adjoins land already in the public ownership and provides a more conveniently proportioned area of land for any future development approved by the States of land to the east of the new link road.

As part of the agreement to purchase, the Committee is willing to allow Mrs. Rayson to continue occupation of Rose Cottage and have full personal enjoyment of the adjoining garden and garage rent free until she has secured alternative accommodation, or until September 1999, whichever is the sooner. Vacant possession of the land and building required for the completion of the proposed link road would be immediate on passing contract.

It is important that the separate area of land adjoining the existing brook is acquired to allow progress on the construction of the new link road, but the Committee believes that the opportunity to purchase the additional land and buildings from a willing seller at a fair and proper price of £129,500, to add to adjoining land already in the public ownership, will be of great benefit in the future development of the area.



**ROSE COTTAGE
ST HELIER**

DRAWING No: 685/1

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