

**LE RONDIN FARM, LA ROUTE DE LA TRINITE,
TRINITY: SALE**

**Lodged au Greffe on 20th January 1998
by the Agriculture and Fisheries Committee**



STATES OF JERSEY

STATES GREFFE

175

1998

P.1

Price code : B

PROPOSITION

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

- (a) to approve the sale, on behalf of the public, of the land and buildings known as Le Rondin Farm, La Route de la Trinité, Trinity, as shown on drawing No. 594/1, to Mr. Jonathan Charles Stratford and Heidi Marie Stratford, née de la Haye, for the sum of £450,000 with each party being responsible for its own legal fees;
- (b) to authorise the Attorney General and the Greffier of the States to pass on behalf of the public any contracts which it might be found necessary to pass in connection with the said sale;
- (c) to authorise the Treasurer of the States to receive the proceeds of the sale.

AGRICULTURE AND FISHERIES COMMITTEE

- NOTES: 1. The Planning and Environment Committee supports this proposition but believes that it would be for the Finance and Economics Committee to decide on the utilisation of monies realised from the sale.
2. The Finance and Economics Committee supports this proposition and agrees that it would be appropriate for the Agriculture and Fisheries Committee to retain £100,000 of the proceeds from the sale, with the balance of the proceeds, once any outstanding capital debts had been repaid, to be credited to the Planning and Environment Committee's capital vote of credit - 'Acquisition of Land - General Reserve.'

Report

Le Rondin Farm is currently administered by the Agriculture and Fisheries Committee. It was acquired by the public in 1986 for the purposes of utilising its land assets within the Howard Davis Farm complex, and to provide for the relocation of the Royal Jersey Agricultural and Horticultural Society (RJA and HS) from the Springfield site in St. Helier.

Le Rondin Farm comprises a traditional farmstead standing on a site of approximately 1.3 vergées of land and incorporates the original principal residence and small attached cottage to the rear, together with substantial stone and brick built, two storey outbuilding, all grouped around a central courtyard.

The buildings are presently uninhabited, unused and, due to their poor structural condition, cannot be used without considerable expenditure. The Agriculture and Fisheries Committee has no further operational requirement for the property and is therefore looking to dispose of the house, outbuildings and appropriate area of land for a garden. Whilst there was originally some initial interest on the part of the Health and Social Services Department in using the property, it was subsequently considered unsuitable. No other Committee of the States has signified an interest in the property.

The Committee wishes to utilise some of the proceeds of the sale in setting up a small compound for holding illegally imported cats and dogs when the quarantine centre is relocated, and to provide an additional isolation unit adjacent to the new Artificial Insemination Centre as a result of restrictions placed on the collection centres as a result of Bovine Spongiform Encephalopathy. The Committee would therefore wish to retain £100,000 from the sale proceeds of Le Rondin Farm for these two purposes. (This is yet to be agreed with the Finance and Economics Committee).

The property has been offered for sale by tender on the open market and following receipt of tenders it was agreed to accept, subject to States Assembly approval, the highest offer in the sum of £415,000. The intending purchasers, after a delay of several months, subsequently

withdrew from the purchase for business reasons outside of their control.

On the advice of the retained selling agents it was decided to re-market the property for sale by private treaty at the price of £450,000.

Following considerable interest, an unconditional offer of £450,000 (four hundred and fifty thousand pounds) was received from Mr. Jonathan Charles Stratford and Mrs. Heidi Marie Stratford, née de la Haye, with each party being responsible for their own legal fees.