

**GREEN STREET/FRANCIS STREET: CONDITIONS OF PURCHASE**

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**Lodged au Greffe on 13th April 1999  
by the Public Services Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

175

1999

P.43

Price code: A

## **PROPOSITION**

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

- (a) to refer to their Act dated 11th July 1995, and to agree to enter into a contract or deed of arrangement with Mr. Andreas Sophianou modifying the relevant condition contained within the deed of sale by the public to Mr. Sophianou (completed on 24th May 1996) of land at the junction of La Colomberie and Green Street St. Helier, in order to extend by one year the original three-year period in which Mr. Sophianou was contractually bound to develop the land; and
- (b) to authorise the Attorney General and the Greffier of the States to pass the necessary contract on behalf of the public.

### **PUBLIC SERVICES COMMITTEE**

- Notes:
- 1. The Finance and Economics Committee supports this proposition.
  - 2. The Planning and Environment Committee supports the proposition and has granted in principle planning permission for a mixed retail/commercial scheme on the site.

## **Report**

The States, by Act dated 11th July 1995, adopted a proposition of the Public Services Committee and approved the sale of an area of approximately 2,000 square feet, situated at the south-west junction of La Colomberie and Green Street to Mr. Andreas Sophianou for a consideration of £30,000 plus the ceding of an area of land from Mr. Sophianou to the public at the front of No. 7 Francis Street, measuring approximately 200 square feet. Contracts were subsequently passed before the Royal Court on 24th May 1996.

The land sold was surplus to the public's requirements following the widening of Green Street between La Colomberie and Green Street car park. The land acquired was required for the widening of Francis Street.

A condition of the transaction was that Mr. Sophianou would agree to develop the property in accordance with plans approved in advance by the Planning and Environment Committee, within three years from the date of transfer of ownership (24th May 1996). Failure to comply would give the public the option to buy back the land for the sum of £35,000.

Mr. Sophianou does not expect to be able to conform to that timescale and has requested an extension of one year to enable plans to be drawn up and a development completed. Although the delay in the development of the site is to be regretted, plans are now being progressed which would enable the corner site to be built upon and a significant visual improvement made to the area. Denial of Mr. Sophianou's request would lead to further delays as the future of the site would become uncertain.

Mr. Sophianou would be responsible for the public's reasonable legal costs as well as his own.