
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) –

- (a) CLOS DES SABLES Nos. 171–186 – PROPOSED CONVERSION OF LONG LEASEHOLDS TO FLYING FREEHOLD;
- (b) PUBLIC LAND ADJOINING 108 LE CLOS DES SABLES, ST. BRELADE – PROPOSED SALE;
- (c) 35 CLEARVIEW STREET – PROPOSED CONVERSION OF LONG LEASEHOLDS TO FLYING FREEHOLD;
- (d) RED HOUSES CAR PARK, LA RUE DON, ST. BRELADE – LEASE;
- (e) FIELDS 1508 AND 80, LE MONT DE ROZEL, TRINITY/ST. MARTIN – LEASE;
- (f) 10 LA PLACE NOEL, LE CHEMIN DES MALTIÈRES, GROUVILLE – ACQUISITION OF LAND;
- (g) No. 1 HOWARD DAVIS FARM, LA ROUTE DE LA TRINITÉ, TRINITY – LEASE;
- (h) LES CINQ CHÊNES ESTATE, PRINCES TOWER ROAD, ST. SAVIOUR – BOUNDARY WITH VILLA THERESA;
- (i) LAND AND RIGHTS AT ROUGE BOUILLON – PROPOSED ACQUISITION OF LAND AND REMOVAL OF RIGHTS.

Presented to the States on 13th August 2010
by the Minister for Treasury and Resources

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3) the Minister for Treasury and Resources hereby notifies the States that he has accepted the recommendation of the Property Holdings Department to agree to the following –

(a) Land transaction –

- (1) The setting-up of a Flying Freehold Association for the property 171 to 186 Clos des Sables comprising 16 maisonettes, garages and communal areas and land.
- (2) The option for each of the present Leaseholders to convert their leasehold interest in their maisonette and garage to Flying Freehold ownership for a consideration of £11,500 per maisonette and garage, with an option to defer the payment of the consideration by way of a charge registered against the subject maisonette/garage at an agreed rate as set-out in a deferred payment plan.
- (3) The option for the Leaseholders who presently have the use of enclosed gardens adjoining their maisonettes to acquire same through Flying Freehold ownership at a consideration equating to £14.04 per square foot.
- (4) That the surveyor's and legal costs associated with setting up the Flying Freehold Association will be met by the Public, with the Leaseholders to meet their own legal costs in becoming co-owners of the Association.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

*(Drawing attached at **Appendix 1.**)*

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0064).

(b) Land transaction –

The sale of approximately 1,200 square feet of Public land adjoining 107/108 Clos des Sables, with each party to pay its own fees in connection with passing contract.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix 2.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0072).

(c) Land transaction –

- (1) The setting-up of a Flying Freehold Association for the property 35 Clearview Street comprising 3 flats and private gardens.
- (2) The option for each of the present Leaseholders to convert their leasehold interest in their flat and garden to Flying Freehold ownership for a consideration of £3,808 for Flats 1 and 2 respectively, and £4,480 for Flat 3, with an option to defer the payment of the consideration by way of a charge registered against the subject flat/garden at an agreed rate as set-out in a deferred payment plan.
- (3) That the surveyor's and legal costs associated with setting up the Flying Freehold Association will be met by the Public, with the Leaseholders to meet their own legal costs in becoming co-owners of the Association.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix 3.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0073).

(d) Land transaction –

- (1) For the Public of the Island to enter into a non-exclusive lease with the Channel Islands Co-operative Society Limited for Red Houses Car Park.
- (2) To rescind MD-PH-2010-0057 due to error in rental calculation.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0076).

(e) Land transaction –

For the Public to lease out Fields 1508 and 80 for a period of 9 years, with effect from 1st September 2010.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

*(Drawing attached at **Appendix 4**.)*

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0077).

(f) Land transaction –

The acquisition by the Public of an area of land to the north-west of “10 La Place Noel” towards Le Chemin des Maltières for the construction of a footpath.

In consideration of the land to be ceded and transferred, the Public shall pay the Owners reasonable legal fees incurred subject to completion of this transaction, together with any Goods and Service Tax which might be due thereon.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

*(Drawing attached at **Appendix 5**.)*

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0078).

(g) Land transaction –

For the Public to lease out 1 Howard Davis Farm for a period of one year, with effect from 1st October 2010.

The Minister hereby authorises the Director of Property Holdings to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix 6.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0079).

(h) Land transaction –

The exchange and counter-exchange of land between the Public and the owners of Villa Theresa.

The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix 7.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0080).

(i) Land transaction –

The acquisition of land and removal of rights of way from Newchurch Limited.

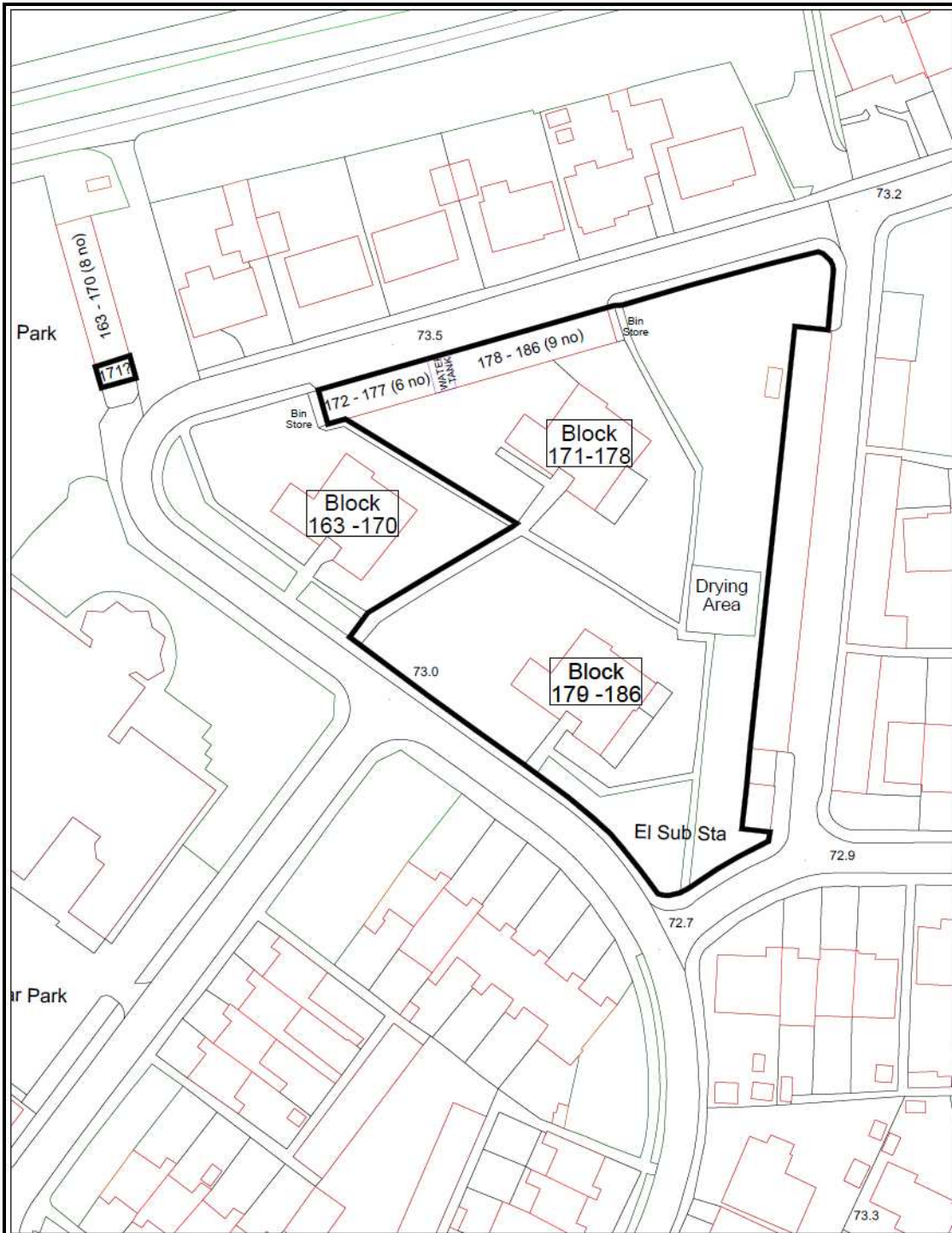
The Minister hereby authorises the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

(Drawing attached at Appendix 8.)

Further information on this decision can be found on www.gov.je under Ministerial Decisions/Treasury and Resources/Property Holdings (reference MD-PH-2010-0081).

APPENDIX 1

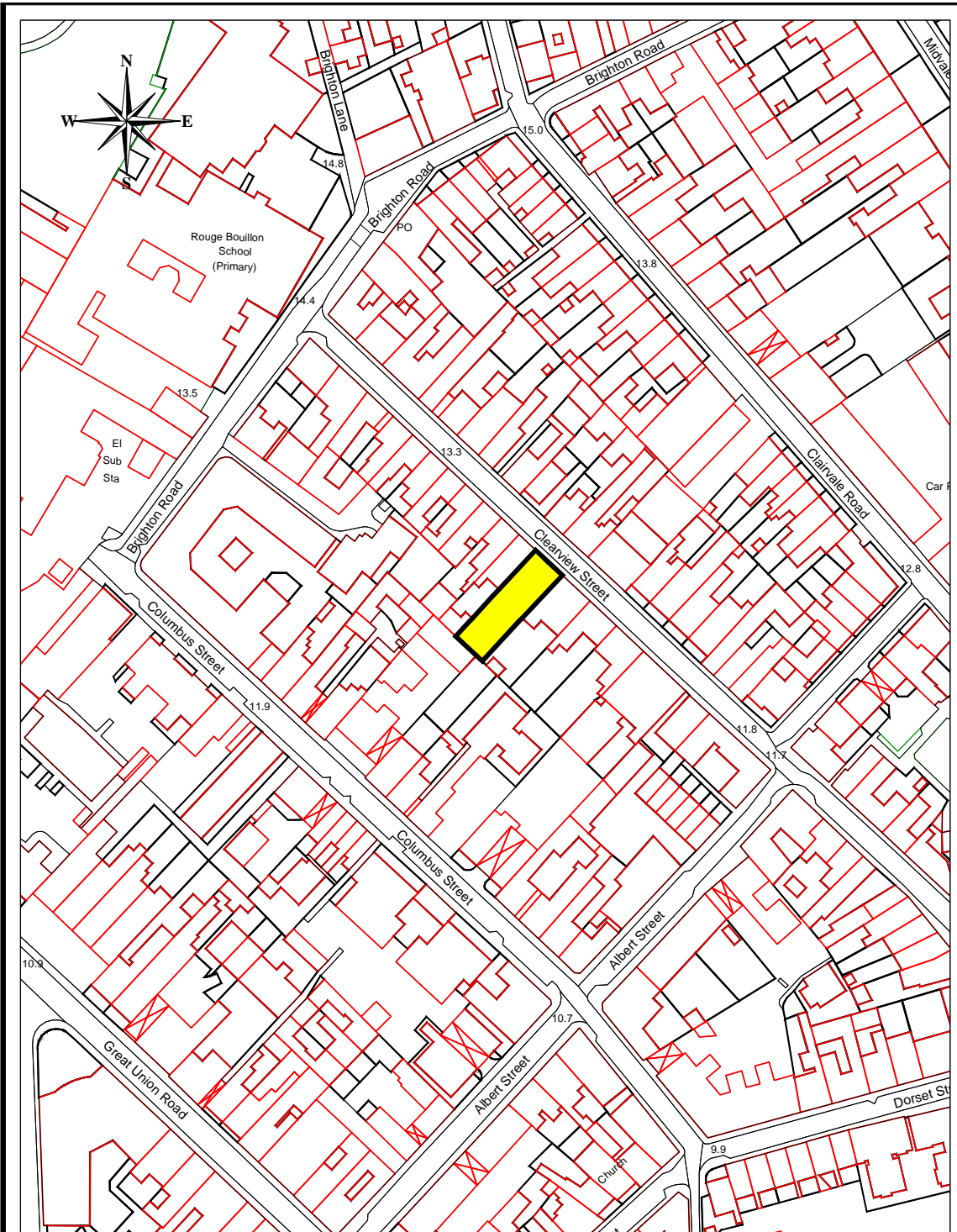


171 to 186 Clos des Sables	Drawing No: 0916. D1
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<p>Corner land at 107/108 Clos des Sables</p>	<p>Drawing No: 0916 D1</p>
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APPENDIX 3



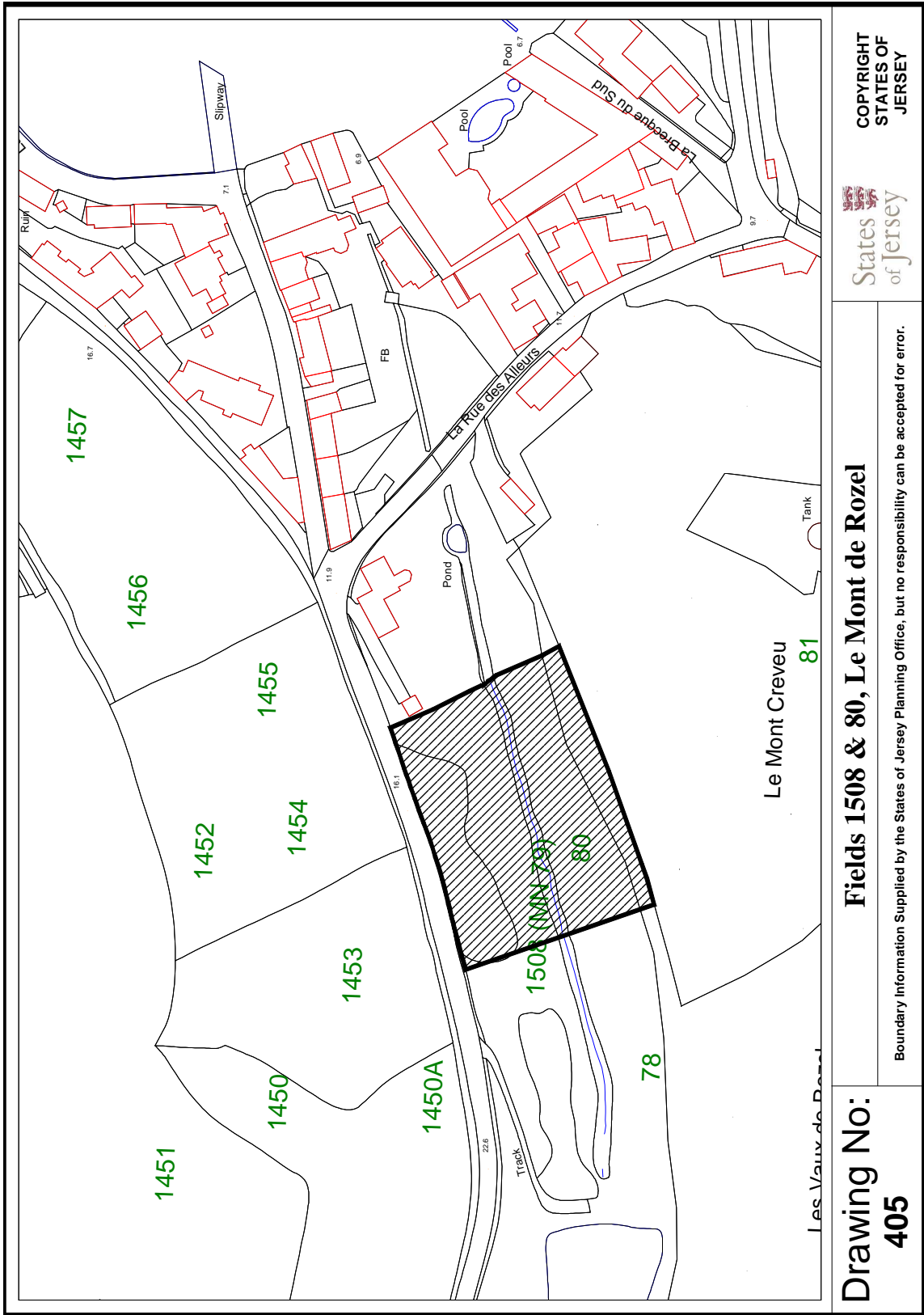
35 Clearview Street, St Helier

Drawing No: PH/1906/1

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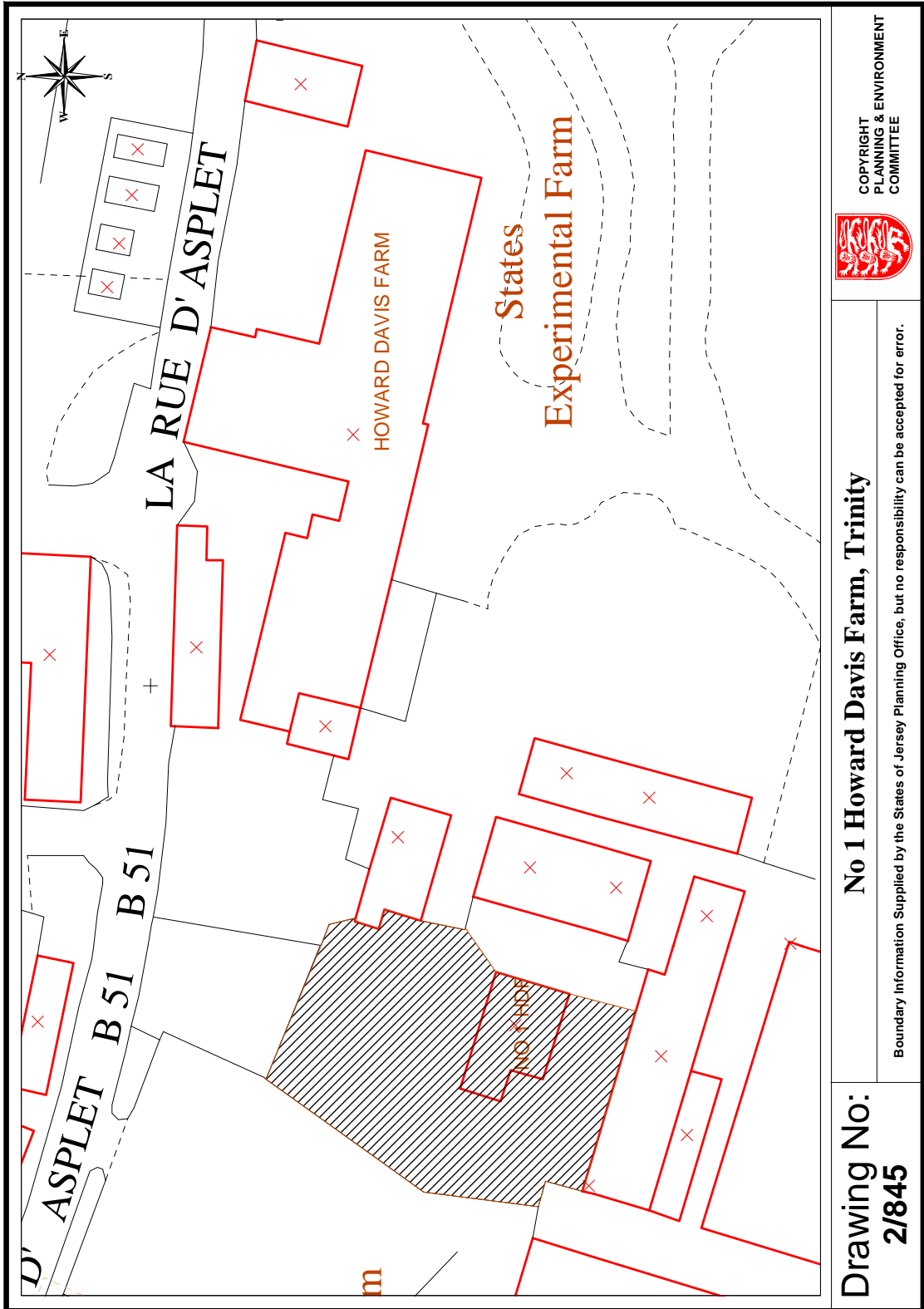
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Fields 1508 & 80, Le Mont de Rozel
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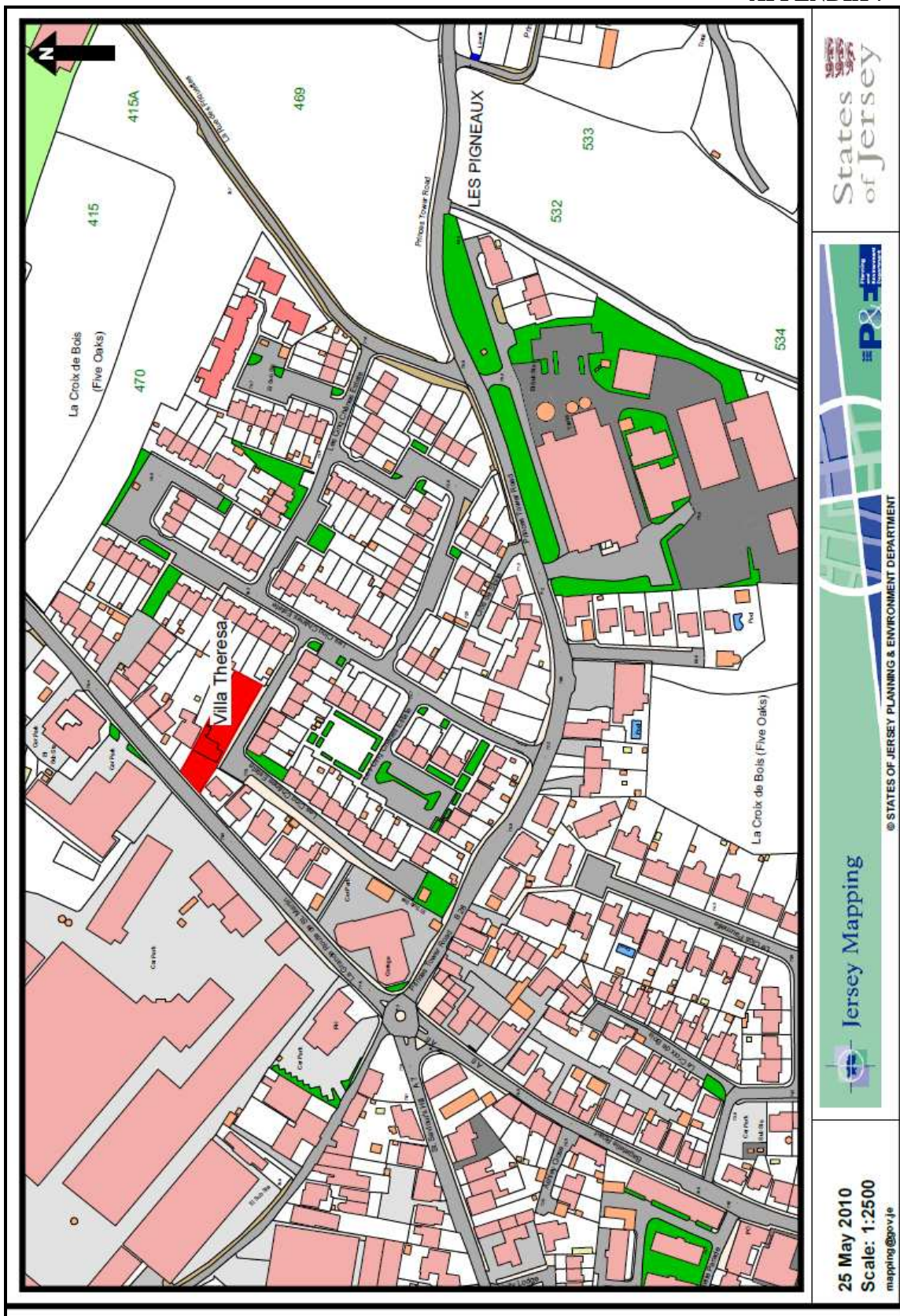
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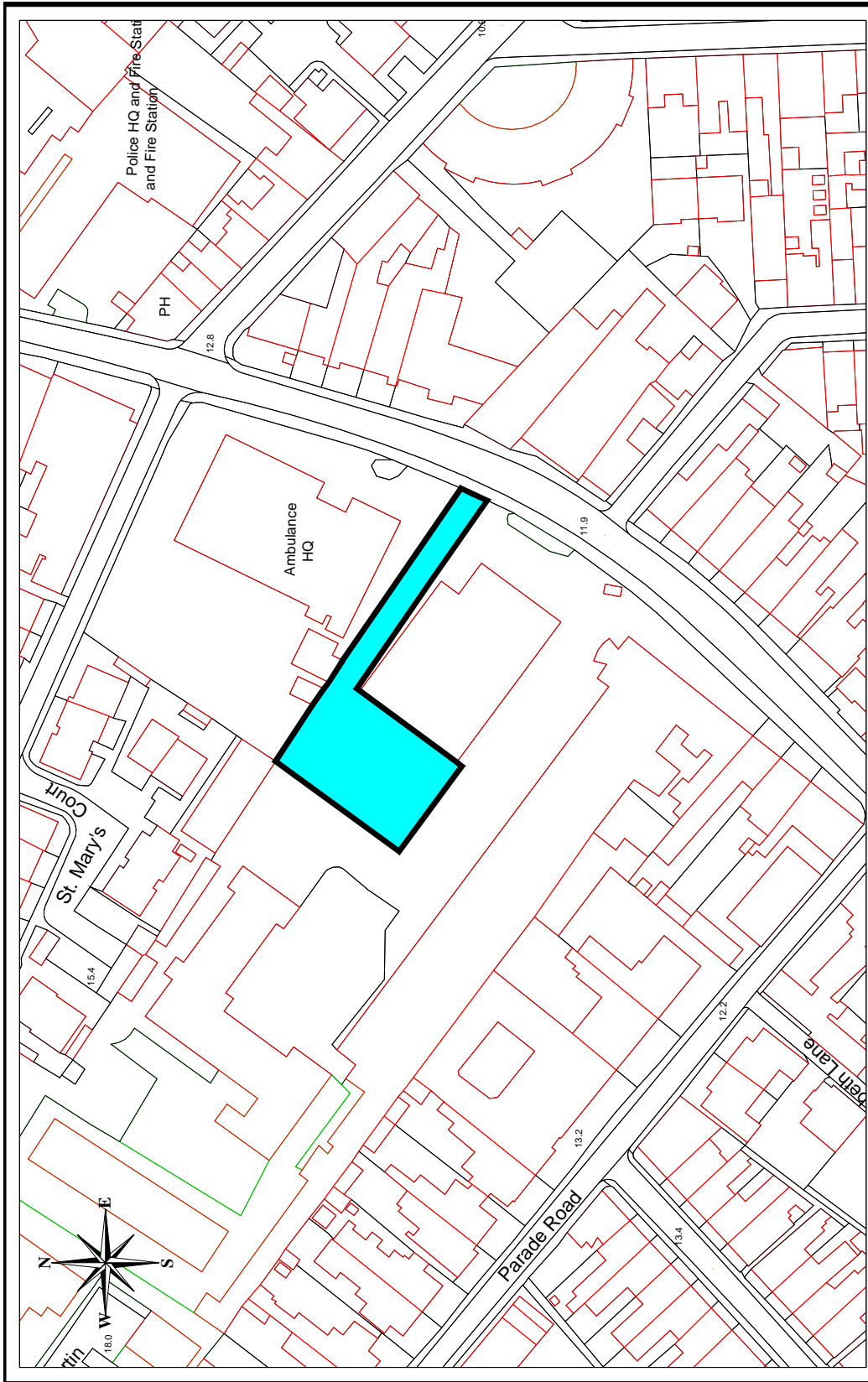


Drawing No: 636	 STATES OF JERSEY	COPYRIGHT STATES OF JERSEY
	10 La Place Noel, Le Chemin des Maltieres, Grouville Boundary information Supplied by the States of Jersey Planning Office, but no responsibility can be accepted for error.	



APPENDIX 7





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Land to be Acquired at Rouge Bouillon

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**Drawing No:
2010**