



# Plot 3, Keithley Vinery

Rue Sauvage, St Sampson, GY2 4WN

## £499,000

LOCAL MARKET

SOLE AGENT

An exciting opportunity to create your own home on a development of just 2 other houses, tucked away from the main road in a central and convenient location.

Planning permission is currently in place to create a one bed unit although there is potential to extend to a four bedroom house (subject to the relevant permissions), with precedent having been set with the other two units.

The site benefits from services already laid within the private road and available for connection, while the surfacing of the road will be completed by the adjoining development.

## Key facts

- Approved plans for a 1 bed unit
- Potential to extend subject to approval with precedent set
- Services in place
- Tucked away site
- Great location close to L'Islet amenities

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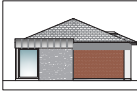





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GUERNSEY'S ESTATE AGENT



Approved Plans

**SCHEDULE OF AREAS:**

**GROSS EXPOSED INTERNAL FLOOR AREAS:**  
UNIT 1: 81.5' 11" (2484.6) x 49.4' (1506.8) - 20% REDUCE ABOVE SCHEME APPROVED UNDER DP POLICY 76A

**VOLUMETRICS:**  
GROSS EXPOSED EXTERNAL VOLUME:  
UNIT 1: 81.5' 11" (2484.6) x 24.64' (7504.8) - 20% REDUCE ABOVE SCHEME APPROVED UNDER DP POLICY 76A

**NEW DWELLINGS - EXTERNAL FINISHES:**

ROOF: NATURAL GREY SLATES  
 FINISHED GABLES: BLACK ALUMINIUM  
 FASCIA: BLACK ALUMINIUM  
 WALLS: NATURAL COLOURED ACRYLIC RENDER  
 NATURAL STONE CLIPS  
 DARK BROWN FACE BRICK  
 DARK GREY NATURAL STONE FEATURE CLADDING  
 WINDOWS' GOSSES: BLACK ALUMINIUM FRAMED  
 COLLS: NATURAL WOOD FRAMING / BRICK  
 PAVING: GREY NATURAL STONE PAVING  
 PARKING AREA: COLOURED SUSS CONCRETE SETT PAVING

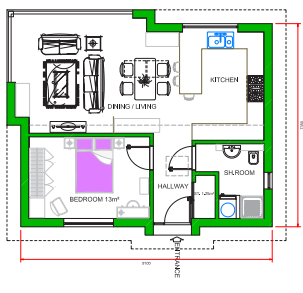
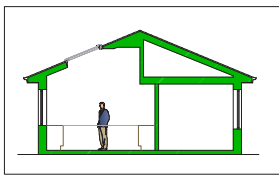
**UNIT A,B + C ACCOMMODATION NETT AREAS**

Kitchen, Living, Dining & hallway = 432m<sup>2</sup>

Sleeping accommodation Bedroom 1 = 134m<sup>2</sup>

DINING = 125m<sup>2</sup>

GROSS INTERNAL AREA = 636m<sup>2</sup>

**SUSTAINABILITY STATEMENT**

Consideration has been given to the position on the site for the new dwellings and development works being contained in the south of the site and the dwellings being set parallel to the new service road along the south boundary have all given the exception of the dwellings of importance is the aesthetic value placed on the front facade and to detailed porch. Of further fundamental importance is to make the most of the views over the principal valuable aspect of the site - the high quality gardens and views over the open land to the north. The external living spaces open out onto the external amenity areas and all open to the large gardens.

The orientation of the dwelling is a concrete to a degree with regard to orientation of the south and east sunlight the dwellings being orientated 9 degrees off due north - however with C.20% of the floor area given over to glazing these windows and skylights orientated all the area across to daylight. Note also that the orientation will allow for the installation of solar panels' future occupants decide to do so. Thermal and facade windows maximum passive solar energy and enable optimal natural ventilation during summer months, these high performance windows minimise thermal losses during the winter time.

High performance PLANTHEM 45 thermal control glass by Glasolution - (Use of SSE PLANTHEM 45) (U-value 1.0W/m<sup>2</sup>K) throughout can reduce peak summer temperatures when compared to traditional low-e glazing. Overall, the improved temperature stability throughout hot or cold periods has the potential to have the energy required to maintain a comfortable environment all year round.

The building envelope will be principally a concrete block and brick construction with all walls rendered down to the left face concrete slab have full foundations are excavated in the area that the slab or raft can be directly used without any other concrete work and substantially reduces the excavation and removal and disposal of substrate off the end will reduce the carbon footprint during construction. The energy savings, resilience, and increased greenhouse gas emission reductions from constructing buildings and infrastructure with concrete masonry means that offset the emissions from concrete masonry manufacturing over the life of a building.

There are many reasons why concrete masonry is a sustainable building material:

- **Long-life** - Concrete masonry structures are long-lived, service life 50+ years.
- **Low life-cycle cost** - Concrete masonry consumes minimum materials, energy and other resources for construction, and requires little to no maintenance throughout its service life.
- **Local Resource** - The main constituent of local concrete blocks is locally sourced granite aggregate. Once manufactured locally, transport to the site of the professional blocks is a very safe, relatively low-carbon process.
- **Safety and reliability** - Concrete masonry does not rust, rot or burn.
- **Resilience** - concrete masonry is resistant to natural and man-made disasters. Because of its durability, concrete masonry structures will not require additional carbon release to produce additional materials used for repair.
- **Recycle** - At the end of their life cycle concrete blocks can be crushed and recycled as a sub-base construction product.

The use of clay bricks or the brick is a sustainability (green) building strategy and material masonry - brick is made from some of earth's most abundant and natural materials. Brick is also the only building product that is 100% recyclable as it can be either re-used or re-manufactured on other buildings and homes, as they are built on a permanent clay bricks can also be crushed for use as a sub-base or recycled for green infrastructure study, requiring less maintenance and labour.

Use of floor bearing thermal insulation blocks which eliminates the cold bridge at the wall-floor junction. Maxima Thermoblock is a block of load bearing insulation material designed to be placed at the base of the concrete frame above half of the external wall to address the thermal bridge. Its thermal conductivity is 0.047W/mK which will result in a significant reduction in energy when used in wall-floor junctions.

Create a tight building envelope. Utilise air sealing techniques throughout. Minimize air movement in and out of a house is key to building an energy-efficient home. Controlling air leakage is also critical to moisture control. Air barriers block vapour air movement through building cavities. As a result, they help prevent air leakage into and out. Sealing the sides and seams between sheet goods such as gypsol, sheathing and soffiting with durable caulk, gaskets, tapes and / or foam sealants reduce air leakage and will bring greater than minimum requirements under the Technical Standards.

Energy supply - space heating and heating of water will be powered by main electric. There will be no provision for solid, gas or oil fired fuel appliances.

**CONVERSION OF REDUNDANT BUILDINGS V. NEW BUILD**

A comparison between the two options, against a range of sustainability criteria, selected to be consistent with standard sustainability assessment schemes will prove the option to build new is valid.

Material from the existing structures will be salvaged and re-used within the new build, so far as possible, the new build option will be the most sustainable over the life-time. This is primarily because there are limitations on the improvements that can be achieved in the energy performance of refurbished buildings and they cannot reach those achieved by well-designed new builds with good thermal properties. Consequently, lifetime emissions of CO2 for the new build development will be substantially lower than they would be for the conversion of existing buildings. The new build will enable the design to meet the needs of future living in a way that the conversion project could not. It is able to do so - consequently the provision of good living, thermal comfort and living space will tend to offset any better health and well-being for occupants.

Other points to note are that although salvaging material from demolition activities can be time consuming, it is of great value in terms of reducing the new material required and in reducing waste arising. These are important issues in the environmental impact of construction.

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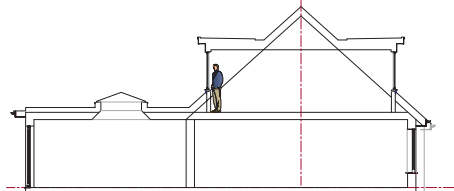
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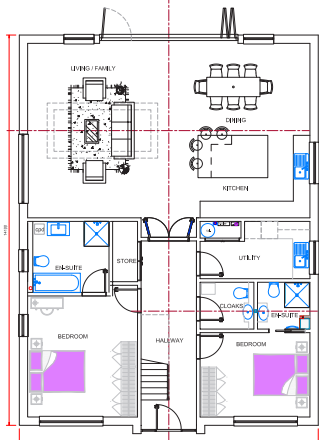
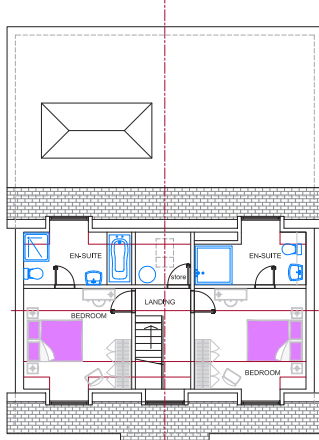
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**AMENDMENTS**

Project	Development at "Keithley Vinery" Rue Sauvage, St. Sampson, for Les Crabbes Ltd.
Drawn	Only for proposals prepared and issued by the client
Date	not issued
Rev	Rev 0001
Scale	2022 / 636 / 15A

Concept Drawing

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Drawn	Only for proposals prepared and issued by the client
Date	not issued
Rev	September 2024
Scale	2022 / 636 / 18

**Price to include:** Plot sold as seen.

**Services:** Mains electricity, water & drainage on site.

**Perry's ref:** 9 G1

**what3words:** subtexts.distracted.opposing



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## CONTACT OUR LOCAL MARKET TEAM



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