

FOR SALE



TEMPLE BAR SITE

Stopford Road, St Helier, JE2 4LZ

TOWN CENTRE SITE WITH RARE REDEVELOPMENT
OPPORTUNITY AVAILABLE FOR SALE

Proposal

Offers are sought in excess of £2,000,000 (Two Million Pounds) for the freehold interest in the property, subject to contract and exclusive of GST (if applicable).

Key Features

- Residential redevelopment potential in rare central St Helier plot.
- Future redevelopment supported by a initial 2024 planning submission and subsequent pre-application advice.
- Current residential units generate £55,000 per annum, with total income projected to increase to £74,000 per annum following the letting of The Hollies.

Description

The Temple Bar Site is a 0.19 acre site positioned in the centre of St Helier, comprising a vacant former pub and four adjoining 2-bedroom cottages. Located at the junction of Stopford Road and Chevalier Road, the site benefits from a convenient urban setting. Three of the cottages are currently let on residential tenancies following recent refurbishments, providing an immediate income stream of £55,000 per annum, while one cottage is vacant.

The Temple Bar is now closed, providing a blank canvas for redevelopment. Key attractions of this opportunity include its central location, the existing housing units, and significant development potential on the former pub portion of the site.

Location

The site sits in the heart of St Helier on a network of residential streets. The site sits 100m from Millennium Park, and a 2-minute walk to the Co-op Grande Marché and a variety of retail stores. The primary retail thoroughfares of King and Queen Street are a 5-minute walk, which house numerous retailers, cafes, restaurants, with St Helier's business district just beyond.

Property Description

The Temple Bar (14 Stopford Road):

- A disused two-storey public house building, including a 3-bed flat on the upper floor.

41 Chevalier Road:

- Two-storey 2-bedroom cottage, currently tenanted, producing £19,152 per annum in rent.

The Hollies (18 Stopford Road):

- Two-storey 2-bedroom cottage, currently vacant (estimated rental value of c. £19,000 p.a.)

Holly Cottage (Common Lane):

- Two-storey 2-bedroom cottage located on Common Lane, currently let at £17,000 per annum.

Lyndhurst (Common Lane):

- Two-storey 2-bedroom cottage on Common Lanes, let at £19,200 per annum.

Further lease details are available on request.

Strategic Opportunity and Investment Rationale

- Residential redevelopment opportunity in rare plot in the centre of town supported by a detailed 2024 planning submission.
- Prior design work and pre application advice significantly reduce planning risk and accelerate delivery of a revised scheme.
- Potential for alternative residential formats including apartments or semi-detached housing, subject to planning consent.
- Existing cottages offer flexibility as income producing assets, individual disposals or integration into a wider redevelopment.

Planning History

An initial planning application was submitted in June 2024 to demolish the ground floor public house and the ancillary first floor 3-bedroom flat, replacing them with 2x3-bedroom, 3-storey semi-detached dwellings on roughly 45% of the site (and leaving 4 of the existing houses as is). The application was refused in October 2024, primarily due to its impact on The Hollies, which forms part of the wider site.

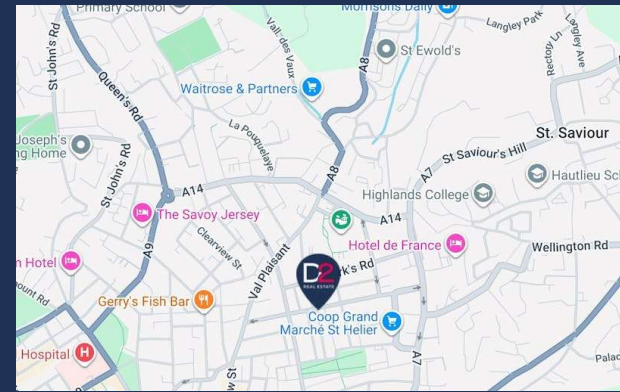
Following the refusal, the vendor sought formal pre-application advice, and revised the scheme to create 4x3-bedroom dwellings incorporating the affected neighbouring property, The Hollies. This proposed scheme would leave Lyndhurst and 41 Chevalier Road as is. The Planning Officer indicated that the alternative scheme appears to address the previous reasons for refusal and that the Department is generally supportive of the proposal. Hard copies of the plans of the revised scheme can be provided upon request. Other options include demolishing the public house and creating a corner garden and parking spaces for the four existing houses, subject to Planning.

Tenure

Freehold

Legal Fees

Each party to bear their own legal costs and any other cost incurred in the sale of this property.



Viewing & Further Information

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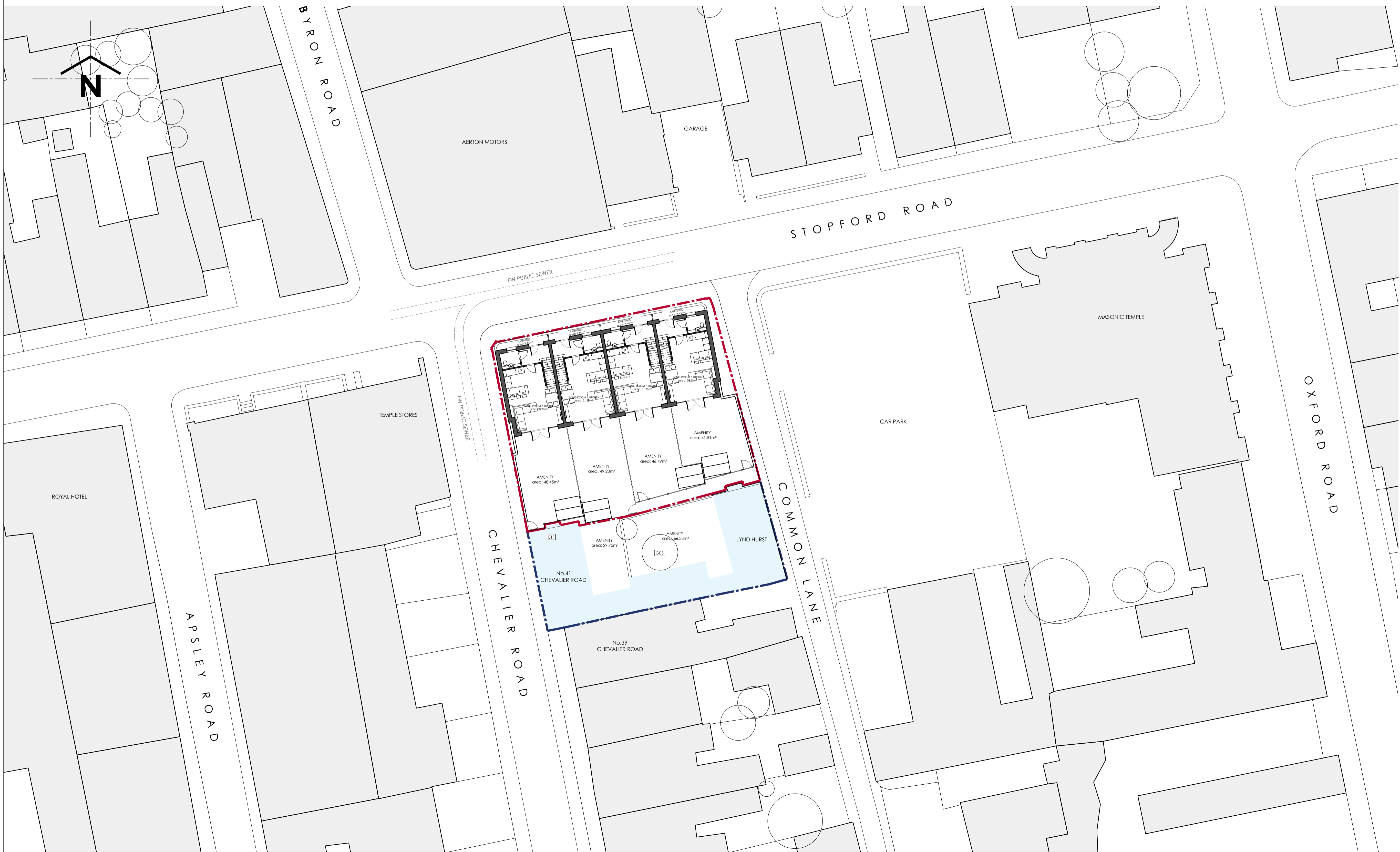
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Scale Bar 1:200
0.0m 10.0m 20.0m 30.0m



- PROPOSED
- DEMOLISHED
- 00.00 EXISTING LEVELS
- PROPOSED LEVELS

Revisions (Rev - Date - Description - Name)

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Project
Temple Bar
Stopford Road
St. Helier, Jersey.

Client
Le Masurier Limited.

Drawing
Pre-App
Proposed Site Layout

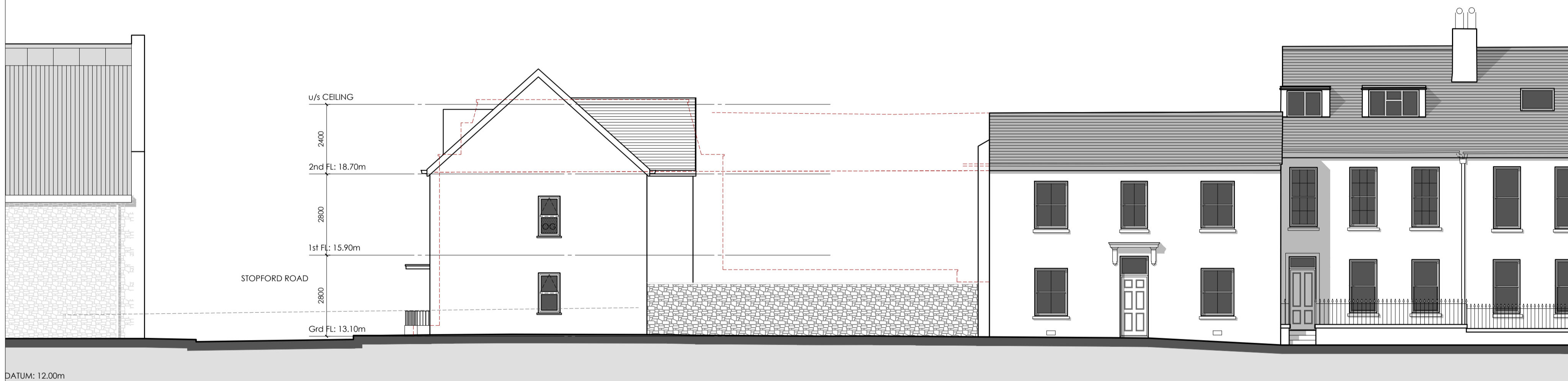
Date	Scale (A1)	Drawn by
Jul'25	1:100	MK
Drawing Number	Revision	

5284/SK01

Scale Bar 1:200
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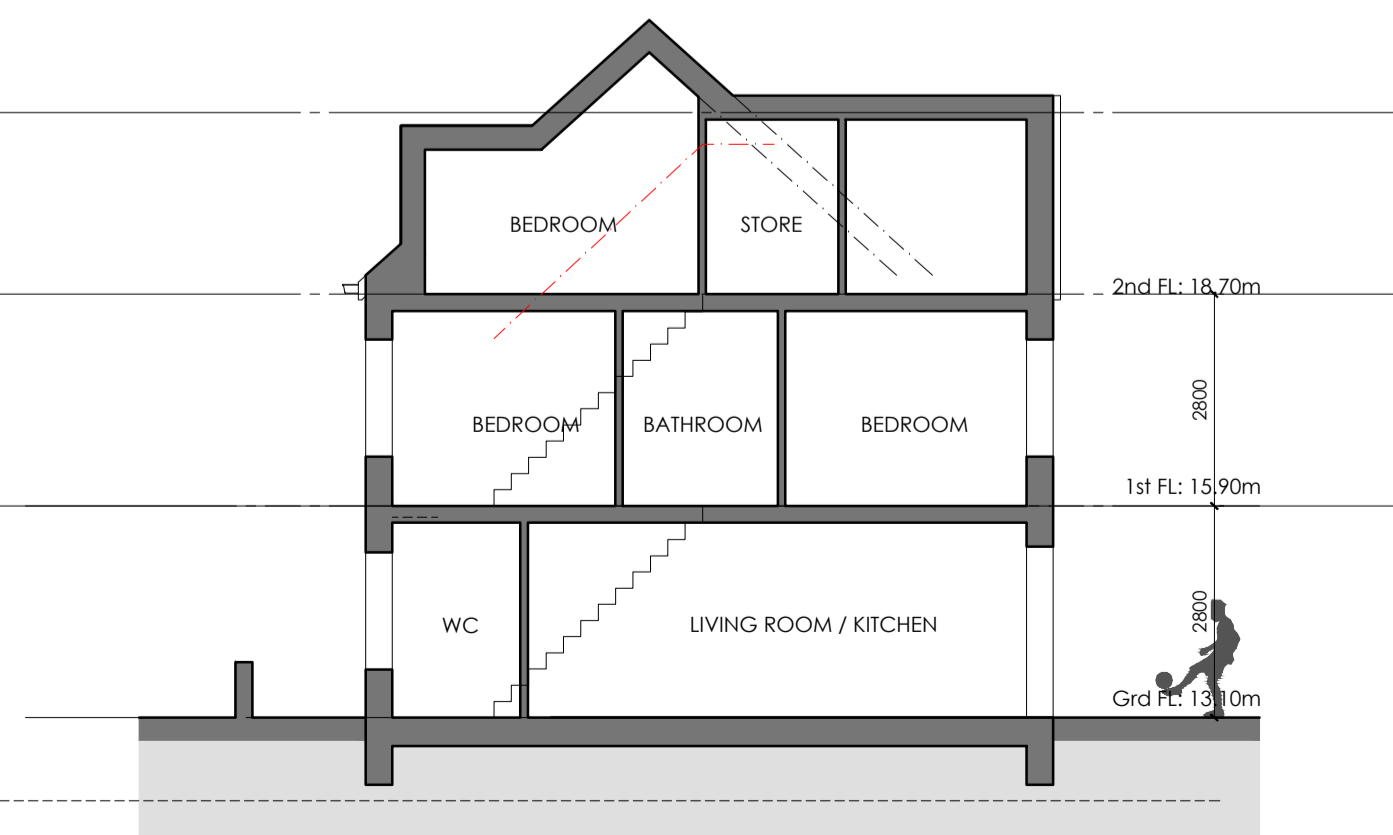
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



TYPICAL SECTION

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Drawing
Pre-App
Proposed Elevations &
Sections

Date	Scale (A1)	Drawn by
Jul'25	1:100	MK
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5284/SK02

Schedule of Accommodation

Site Area
0.0476 Hectares / 476m²

Density
Total number of units provided: 4

Total DPH (dwellings per hectare):
Buildable area = 476m²
476 / 10,000 = 0.0476 Hectares
4 units / 0.0476 = 84.03 DPH

Total HRH (habitable rooms per hectare):
total 16 habitable rooms
16 / 0.0467 = 342.61 HRH

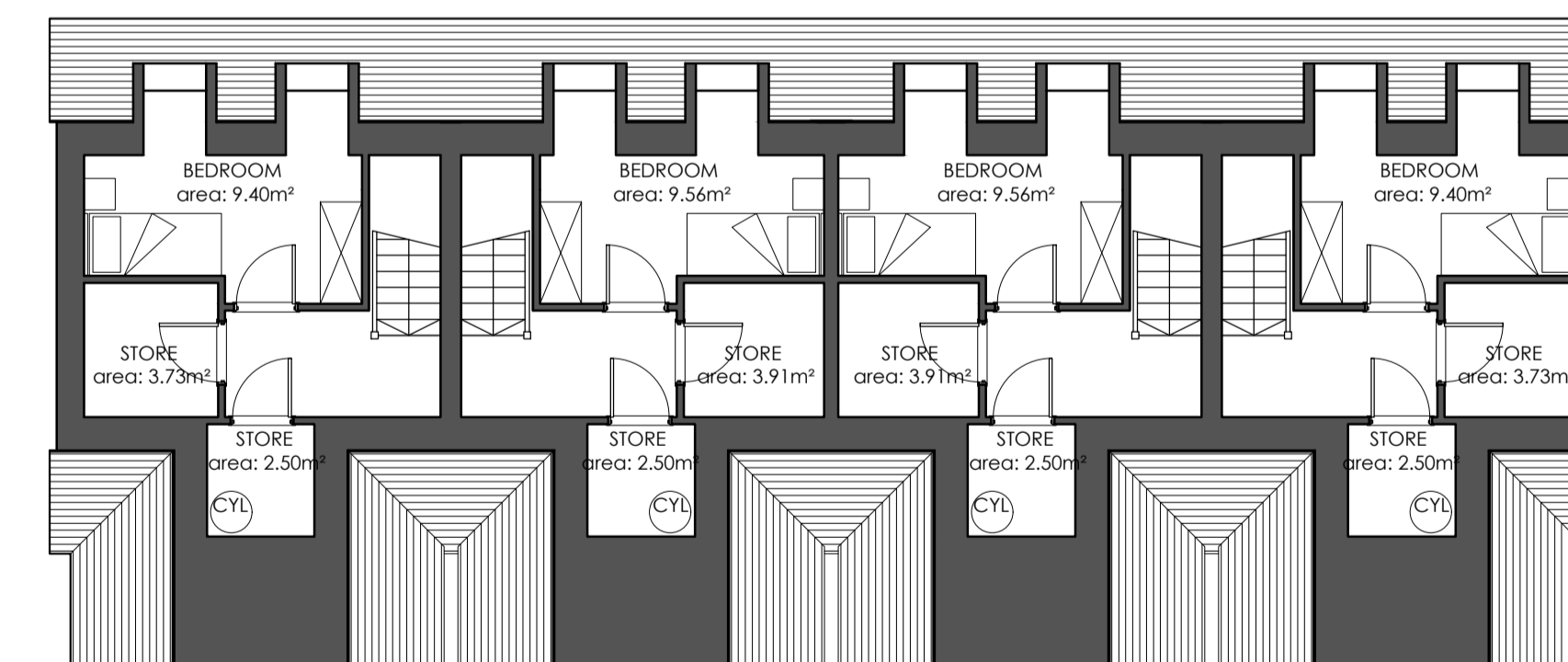
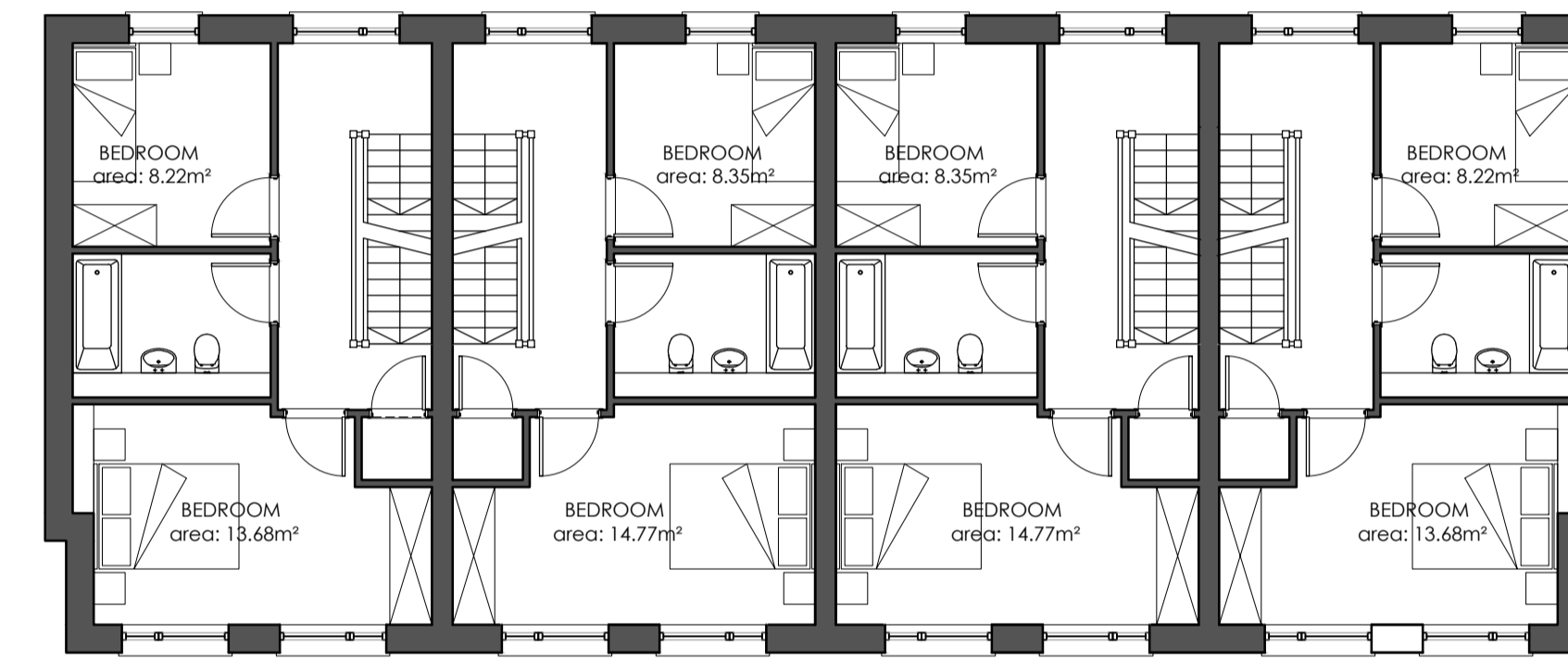
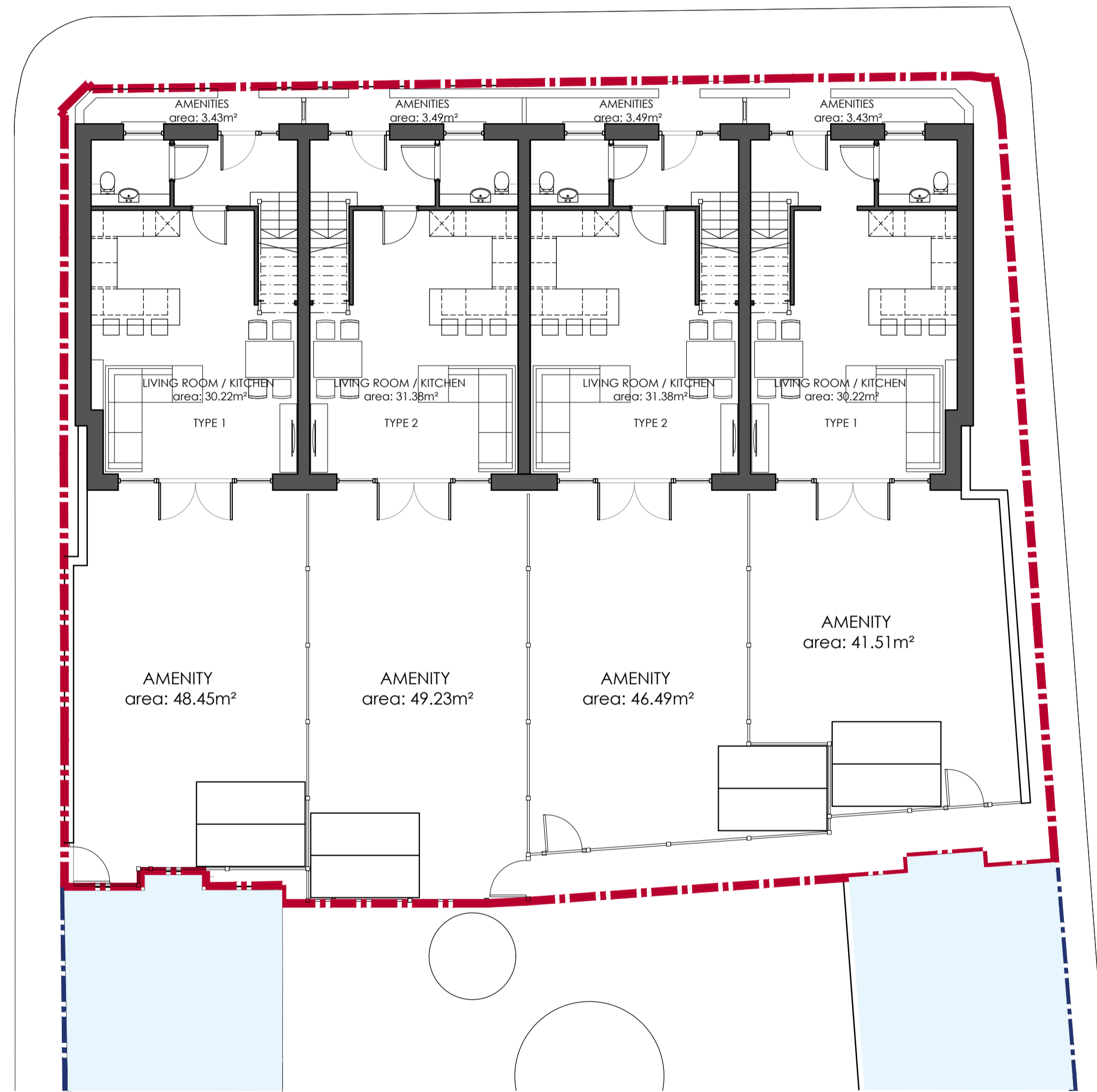
Tenure
Private Residential

Min Private amenity requirements
3B4P - 50m² + shed (2.5m² + 2 Bikes) = 55.45m²
3B5P - 55m² + shed (3.0m² + 2 Bikes) = 61.10m²

Min Private amenity requirements
Type 1 - Average = 48.4m²
Type 2 - Average = 51.4m²

Cycle parking
2 spaces provided per within unit sheds

CATEGORIES	SCHEDULE OF AREAS			
	TYPE 1 AREAS (m ²)	TYPE 2 AREAS (m ²)	REQUIRED AREAS 3B4O (m ²)	REQUIRED AREAS 3B5P (m ²)
TOTAL FLOOR AREA	107.4	110.0	97	106
BEDROOM 1	13.7	14.8	12.5	12.5
BEDROOM 2	8.2	8.4	8	8
BEDROOM 3	9.4	9.6	8	11.5
KITCHEN/LIVING/DINING	30.2	31.4	30	33
INTERNAL STORE	6.2	6.4	4	5
EXTERNAL STORE	2.5	2.5	2.5	3.0
TOTAL AMENITIES (AVG.)	48.4	51.4	50	55



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Date Jul'25 Scale (A1) 1:100 Drawn by MK

Drawing Number Revision

5284/SK03