

Ruler

Line Path **Polygon** Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 291.00 Meters

Area: 4,623.29 Square Meters

Mouse Navigation

Save Clear

Newtown | Guernsey | GY9 3YR

*Distinctive  
Collection*



Land Newtown | Guernsey | GY9 3YR

Development land at Newtown, Alderney.

An opportunity to purchase a prime development site, with views out to Braye Bay and the harbour.

4,600m<sup>2</sup> (49,000 sqft). 1.14 acre approximate

Sole Agents

Hawkesford Estate Agents





An amazing opportunity to purchase one of the last truly prime development sites on the island.

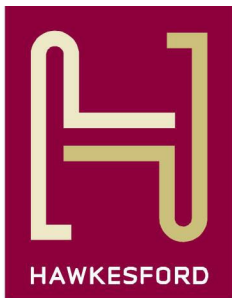
Newtown Land, totals approximately 49,000 sqft. 4600 m<sup>2</sup>.

The Land is registered with the LUP (Land Use Plan) as HCA 2a. Housing Character Area.

Guide price €854,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.