

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

# TARDIFS COTTAGE

SARK

OPEN MARKET SALE



Price: £100,000

Open market building plot

West coast location

100-years from the date of the Lease



A fantastic opportunity to purchase and build your own home on an open market leasehold plot in a prime development site on Sark.



This building plot, formerly known as Tardifs Cottage, was originally built more than 400 years ago and removed recently for a more modern home. Located on the west coast of the island, close to the Pilcher Monument, with stunning views across the Atlantic Ocean, this is a primarily south-facing site.



Open market status has been approved with planning yet to be achieved, Tardifs Cottage previously had footprint in the region of 108m<sup>2</sup>.



Prospective purchasers wishing to forward their own design and plans will also be considered so long as they are in keeping with the historical nature of the property and are building using materials representative of the same. Much of the original 400-year stone has been preserved and could be made available for such a project.





## Services and details for Tardifs Cottage

### Services

Shared water from the freehold borehole.

### Term

Lease expires 100 years from the date of signing.

### Ground Rent

The ground rent is currently £500 per annum with an annual RPI increase.

### Property Tax

To be determined.

### Viewing

By appointment only through Sark Estate Agents as the Vendor's agents.

### Possession:

By arrangement.

### Price:

£100,000





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