

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

ROSEBUD

SARK

OPEN MARKET FREEHOLD SALE



Price: £995,000 o.n.o.

One large detached open market house and
two semi-detached open market properties

Open market freehold

Central location

Vacant possession



A unique chance to purchase one of the most iconic freeholds on the Island of Sark. This freehold has a large, detached house and two semi-detached properties centrally situated along a leafy lane at the top of Stocks Meadow beside Le Manoir, the original seat of the Seigneurs of Sark. This presents a fantastic opportunity to purchase and renovate your own home, or to invest in all three open market properties to develop and sell on any of the plots following land reform in Sark in 2021. These changes to the island's land system now means that tenements and existing freeholds can be split further than their current boundaries which had been previously prohibited.



The plot boundaries are shown within the solid red outline; the entire freehold is approximately 946m² and located centrally on the Island of Sark. The existing properties are south facing, with access to the house and cottages from Mill Lane, one of Sark's principal thoroughfares.

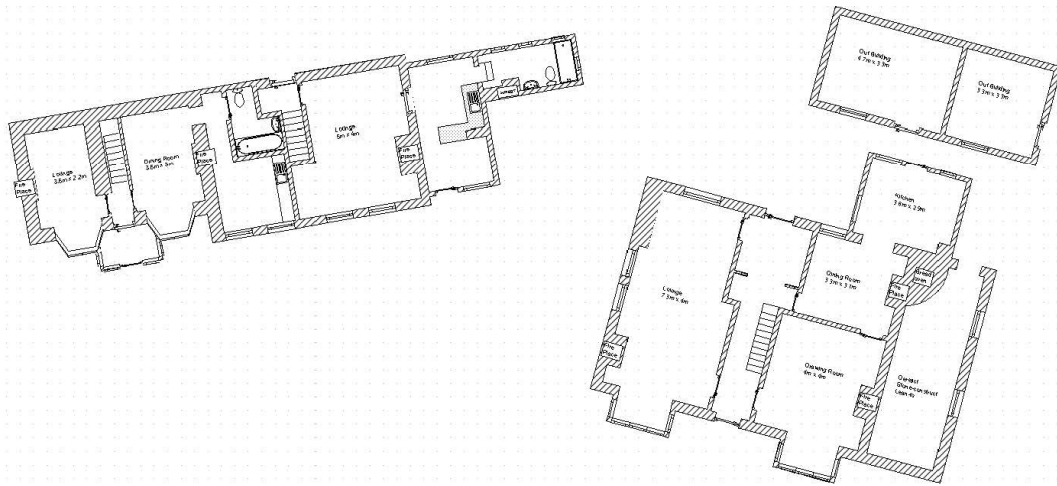
Rose Cottage, the largest of the properties, is located to the east of the plot closest to Le Manoir, whilst the two semi-detached cottages, Rosebud and Rosebud Cottage are located to the west of the principal house and are set back from the lane. The three plots provide scope for development with the established gardens potentially offering privacy from the road.





Rosebud Freehold

Buildings in situ



Rosebud Freehold

Buildings in situ

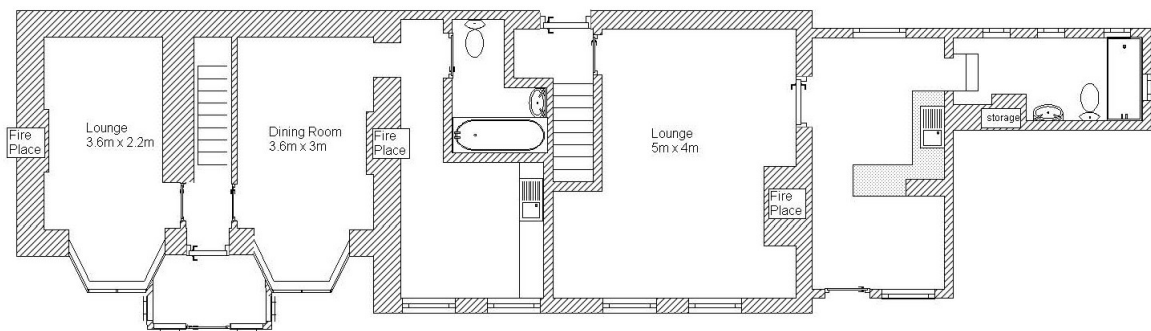




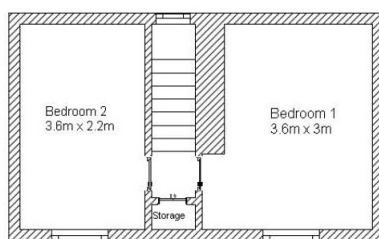
Rosebud and Rosebud Cottage

Rosebud (A), the smaller of the two semi-detached cottages, shows a footprint of 39m². In need of updating, this property has a small kitchen, bathroom, lounge and two upstairs bedrooms. Electricity is currently provided on its own separate meter, water is provided by catchment tanks located to the west of the property, LPG gas bottles for cooking, and an oil-fired boiler previously provided heating and hot water, as well as a shared sealed sewage unit.

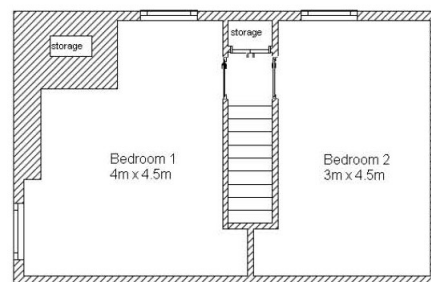
Rosebud and Rosebud Cottage Ground Floor Plan



Rosebud First Floor Plan



Rosebud Cottage First Floor Plan



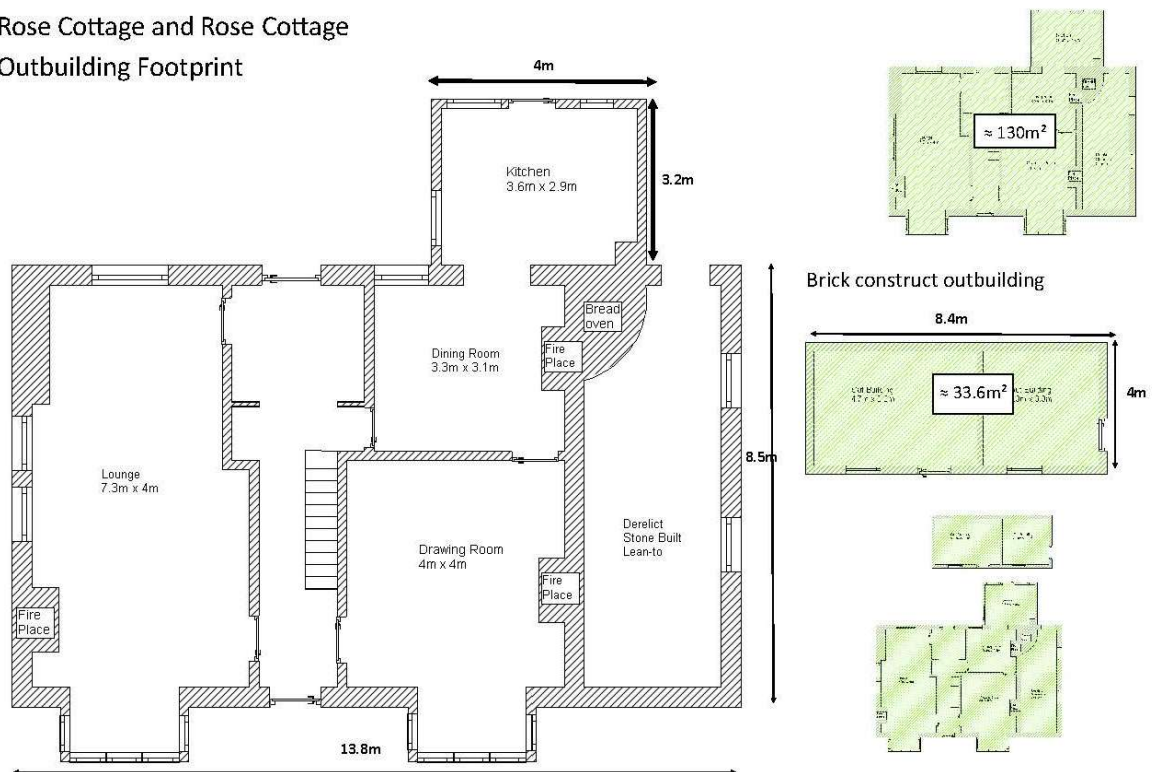
Rosebud Cottage (B), the larger of the two semi-detached cottages, shows a footprint of 64m². In need of updating, this property has a small kitchen, bathroom, lounge and two upstairs bedrooms. Electricity is currently provided on its own separate meter, water is provided by catchment tanks located under the the property, LPG gas bottles for cooking, with a back boiler for hot water, as well as a shared sealed sewage unit.



Rose Cottage

Rose Cottage, the principal detached house, shows a footprint of 130m² with outbuildings totalling 33.6m². Though in need of modernisation, Rosebud presently has an entrance hall, lounge, reception room, dining room, kitchen, and upstairs, three bedrooms, and bathroom with separate WC. There are extensive outbuildings located to the north of the property which encircle a courtyard area; imaginably some of these outbuildings as well as the established trees and mature shrubs could be removed or pruned back to create a larger private garden to the rear of the property. Electricity is currently provided on its own separate meter, water is provided by catchment tanks located to the rear of the property, LPG gas bottles for cooking, and an oil-fired boiler previously provided heating and hot water, as well as its own sealed sewage unit.

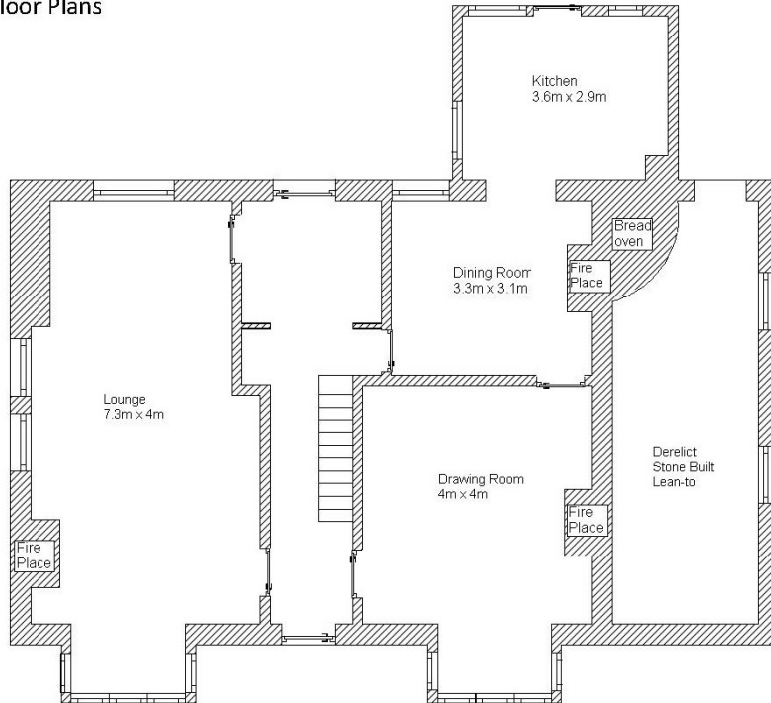
Rose Cottage and Rose Cottage
Outbuilding Footprint





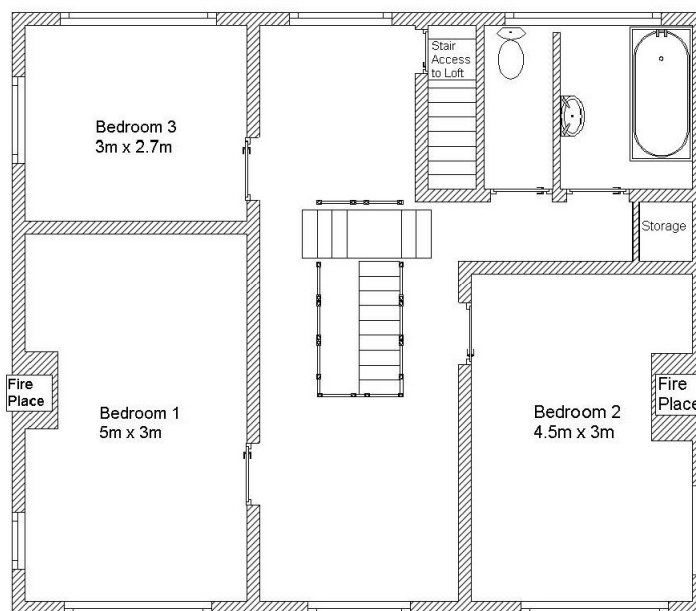
Rose Cottage Floor Plans

Ground Floor



Rose Cottage Floor Plans

First Floor





Services and details for Rosebud Freehold

Services

Mains electricity, LPG gas bottles for cooking, water catchment for all three properties, and two sealed sewage units.

Term

Freehold.

Ground Rent

None.

Property Tax

£991.20 per annum at the 2024 rate of £16.80 per quarter for the detached house known as Rosebud. The measurements of the property equate to 59 quarters: 56 quarters for the house and 3 quarters for the outbuildings.

£604.80 per annum at the 2024 rate of £16.80 per quarter for the easterly semi-detached house known as Rosebud Cottage. The measurements of the property equate to 36 quarters.

£504.00 per annum at the 2024 rate of £16.80 per quarter for the westerly semi-detached house known as Rosebud Cottage. The measurements of the property equate to 30 quarters: 28 quarters for the cottage and 2 quarters for the outbuildings.

Viewing

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

Possession:

By arrangement.

Price:

£995,000 o.n.o.



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For a more comprehensive and detailed list of all residential and commercial properties available to purchase or rent please contact us or visit www.sarkestateagent.com



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