STATES OF JERSEY

LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – SALE OF PROPERTY – PHILIP LE FEUVRE HOUSE AND HUGUENOT HOUSE

Presented to the States on 18th March 2026
by the Minister for Infrastructure

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3), the Minister for Infrastructure hereby notifies the States that he has accepted the recommendation of Jersey Property Holdings to agree to the following –

(a) Land transaction –

To approve the sale of Philip Le Feuvre House, 30-32 La Motte Street, St Helier, JE4 8PE and Huguenot House, 28 La Motte Street, St Helier, JE2 4SY for the total sum of £2,315,000. A sum of £1,315,000 will be paid on the date of sale, with a further payment of £1,000,000 to be paid six months after the completion of sale.

The Minister hereby authorises, as applicable, the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public; and the Director of Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.

After the expiry of 15 working days following presentation to the States the transaction may be concluded.

Further information on this decision may be viewed in due course at:
https://www.gov.je/government/planningperformance/pages/ministerialdecisions.aspx
under Ministerial Decision reference MD-INF-2026-275

Report

Philip Le Feuvre House and Huguenot House were marketed by Gaudin & Co with a guide price of £3 million. A previous expressions of interest process had also included the property at 38 La Motte Street, but this property is now being retained for intended use by Health and Care Jersey.

Three bids were received following the marketing of the two properties by Gaudin. In terms of overall monetary value, this bid of £2,315,000 ranked above one of the bids, and below another bid. It should be noted that no bids were received that matched the guide price.

The bid that totalled the highest in monetary value was considered to involve significantly greater levels of risk in respect of the permissions that were associated with it. That bid also provided a significantly lower sum on the date of sale, with the remaining payment (representing the majority of the total value of the bid) being deferred until after the required planning permissions had been granted.

The bid of £2,315,000 delivers a significantly greater sum on the date of sale, with the remaining sum due six months later. These payments are without condition.

Overall, the bid of £2,315,000 was considered to deliver strong value, and likely the best overall value for money, whilst carrying the lowest risk. On balance, this was therefore considered to be the preferred option.