STATES OF JERSEY

LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LAND TRANSFER – LE PETIT JARDIN DES VAUX

Presented to the States on 25th November 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 agree to approve the contract of sale and boundary agreement between the Public and Mrs Baudin to formally re-establish the boundaries between the respective land ownerships at Le Petit Jardin des Vaux, La Rue de La Monnaie, Trinity and Fields T559, T560 for a sum of £15,000.

This is following the rescinding of MD-INF-2024-901, further information for which is provided in the report below.

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 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-2026-685.

Report

The transactions detailed in this report seek to resolve a number of outstanding matters in relation to the boundaries of a private property and adjacent Public land. Achieving this resolution requires the rescindment of a previous Ministerial Decision (explained below), the incorporation of an additional field boundary and the settlement and clarification of the of remaining boundaries.

Under a previous decision (MD-INF-2024-901), it was agreed that the Public pass a boundary contract to re-establish a boundary between the property in question and Public land and to regularise the encroachment it identified.

The Public is the owner of Field T560 and Field T561, forming part of the Philip Mourant Centre at Howard Davis Farm **"Schedule 1".** Mrs Baudin is the owner of Le Petit Jardin Des Vaux, La Rue de la Monnaie, Trinity (the "Property"), a former garage conversion now forming a small residential unit **"Schedule 2".**

It has subsequently come to light that Mrs Baudin has obtained planning permission for the redevelopment and extension of the residential unit. As part of these proposals, Mrs Baudin has expressed a desire to acquire the entirety of the Public's offset along the north-western boundary of Field T560 which would ratify some of the existing encroachments carried out at the Property as envisaged by MD-INF-2024-901 **"Schedule 3".**

The proposed development will require the removal of ground to the rear of the property to facilitate the extension. It is understood that Mrs Baudin will be responsible for ensuring that the Public's bank is not further damaged during the works and that its stability is maintained at all times (parts of the bank have previously been excavated to facilitate the existing encroachments). The Public will seek to impose appropriate conditions within the contract of sale to regulate these works and protect its retained land.

Jersey Property Holdings (JPH) has suggested that, following completion of the sale, responsibility for the maintenance of the bank should be shared. It is proposed that the owner of the Property will be responsible for the day-to-day maintenance of the bank to ensure it remains in good condition. However, in the event that the bank shows signs of instability and the Public considers that a retaining or supporting structure is required to support the Public's bank, the Public would retain responsibility for the construction of any such structure and will be granted contractual access rights on to the Property for this purpose.

In addition, the Public has requested that Mrs Baudin agrees to formally ratify the boundary between Field T559 (to the south-west of Le Petit Jardin des Vaux) and the Public's adjoining land to the north-east forming part of T560 and T561. The high bank on the north-eastern side of Field T559 is owned by the Public, together with its customary offset. The Public wishes to formally define the extent of this offset using GPS survey points, which will require the appointment of a qualified surveyor.

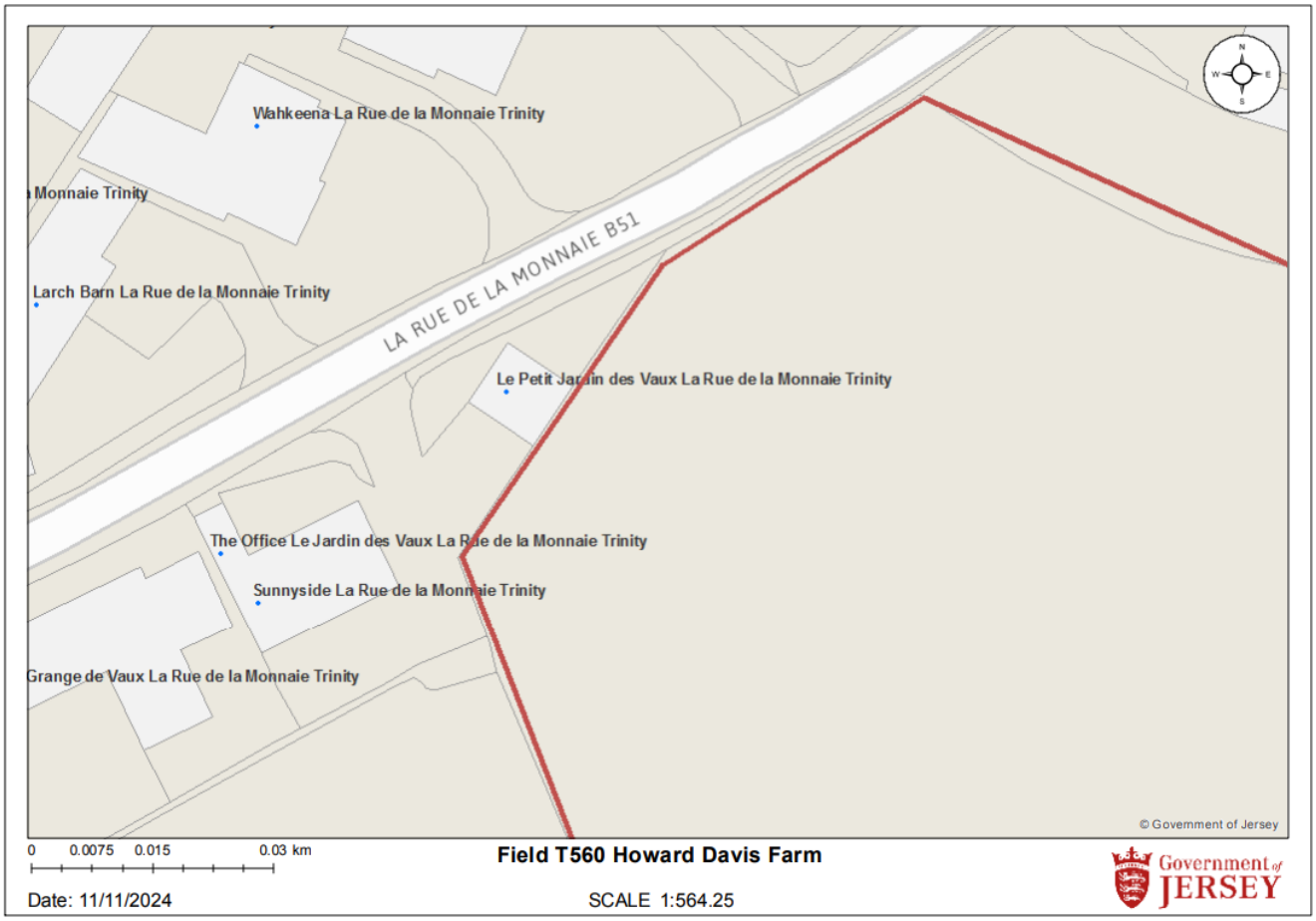
It is proposed that the existing robust fence line established on the north-eastern extremity of Field T559 be adopted as the boundary marking the extent of the Public's offset as indicated by the red dashed line on "**Schedule 4**".

It is further recommended that clauses will be included within the contract, enabling the Public, if required, to construct reinforcing structures on its land to retain the Public's north-west bank, with associated access rights onto the Property.

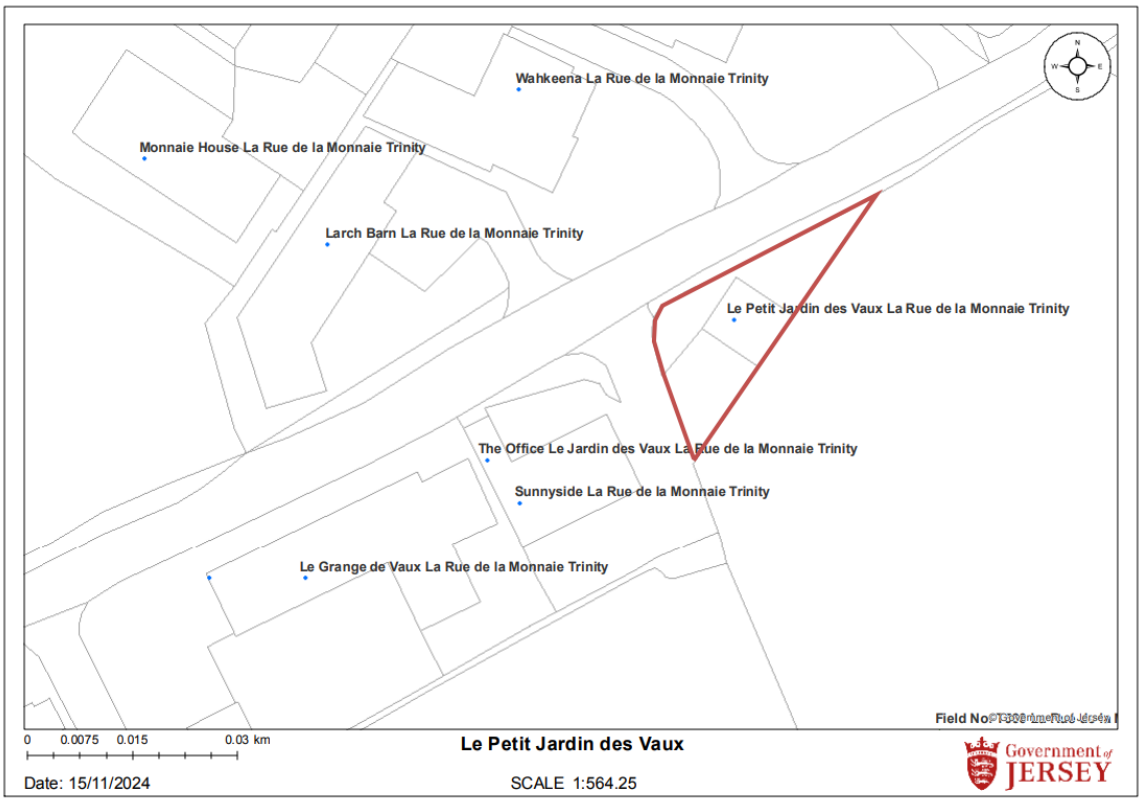
This recommendation is subject to:

- Mrs Baudin paying an appropriate consideration to the Public for the acquisition of the Public's offset and other rights to ratify existing encroachments; and
- Mrs Baudin meeting the Public's reasonable legal and professional fees associated with passing the contract before the Royal Court.

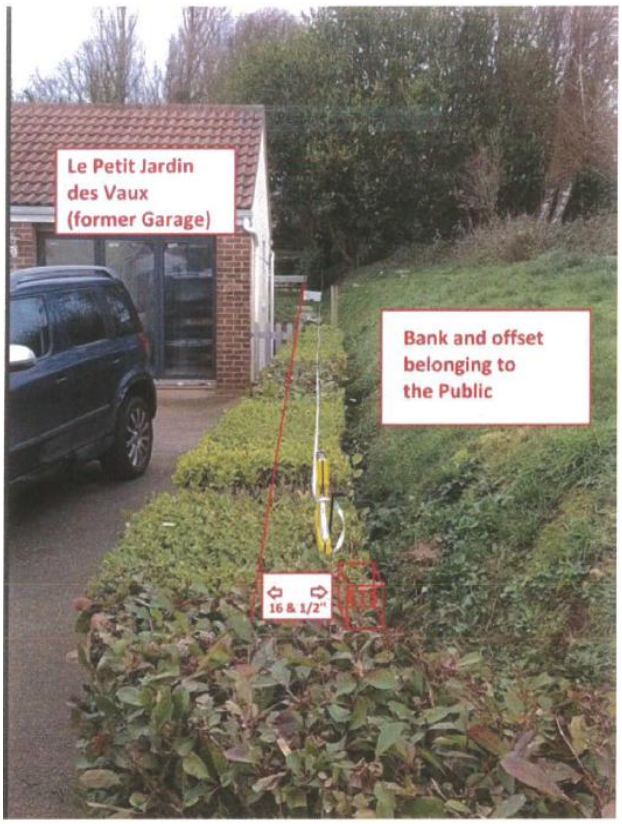
Schedule 1. Land Owned by The Public



Schedule 2



Schedule 3



Schedule 4

