
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LAND TRANSFER – BOUNDARIES BETWEEN PUBLIC AND THE FORMER WATER’S EDGE HOTEL SITE (R.154/2025) – ADDENDUM

**Presented to the States on 18th November 2025
by the Minister for Infrastructure**

STATES GREFFE

REPORT

This addendum to R.154/2025 is being issued in order to provide clarification in respect of some of the content included in R.154 and to provide some additional information.

Clarification

The land transaction states – *“To approve cede and transfer a strip of land at the former Water’s Edge Hotel, Les Charrieres du Boulay, Bouley Bary, Trinity, identified in Schedule 2...”*

The land transaction should reference in this respect “To approve, cede, and transfer a strip of land at the former Water’s Edge Hotel, Les Charrieres du Boulay, Bouley Bay, Trinity, identified in Schedule 3...”

Accordingly, this addendum makes the required grammatical corrections to the land transaction and references Schedule 3, instead of Schedule 2.

The land transaction also states – *“The transferee has agreed to cover all costs relating to the land clearance and stabilisation works together with all legal and other costs incurred by the Public in relation to any required land transactions and associated road extinguishment costs which may be required for the Second Contract.”*

It should be clarified that the reference to an agreement to cover costs should have been restricted to this land transaction only, and not any future transactions. An agreement to cover future costs incurred will be subject to future negotiations.

Additional information

This addendum is also intended to provide some additional information in respect of this land transaction.

W.E Jersey Ltd now own the former Water’s Edge Hotel. The land as identified in R.154 is being ceded and transferred in order to ratify and re-establish the boundary between the rock face/former Common land and part of the Public’s slip road in order to allow W.E Jersey to adhere to the Planning Obligation Agreement to provide a beach café site. The site of the previous beach café encroached on to the slip road belonging to the Public and W.E (Jersey) Ltd has requested that the Public re-defines the slip road boundary so that a café can be replaced on the same site, with the café site being in the entire ownership W.E (Jersey) Ltd.

The land to be ceded and transferred measures approximately 1.5 metre in width, by 20 metres in length.

In addition to allowing the beach café to be re-instated in a clear and orderly manner, this land transaction also provides, as part of the exchange, for W.E (Jersey) Ltd to undertake at its cost the clearance of the area of the Public’s slip road affected by the land slide in the area, the construction of a retaining wall, and stabilisation works at the base of the rock face in order to reinstate the boundary of the remainder of the Public’s land. These works will improve access to the beach and provide additional space for

potential public/café seating areas. A condition of the land transfer will be that, in the event that the Public needs to undertake works to the sea defences in the area, the café kiosk must be a building which can be temporarily relocated by W.E. (Jersey) Ltd during the course of any such works.

In respect of the reference in R.154 to an associated road extinguishment, this is part of the need to ratify the remainder of the boundary between the public and the former Water's Edge Hotel. As part of this process, it is recognised that there may have been some encroachment on the existing highway. The location of the boundary has not yet been agreed but, in the event that this is agreed and an encroachment is confirmed, there would likely be a need to undertake a process to extinguish that part of the highway. It is not expected that this would have any practical impact on users of the highway.

It is also confirmed, for the avoidance of any doubt, that any further land transactions, which are duly implied by reference in R.154 to "*the second contract*" will require the Minister for Infrastructure to follow the Standing Order 168 process, and separate notice will accordingly be given to the States Assembly.