



# Tideway, La Grande Route de la Cote

JERSEY



## About this Property

**Tideway & Vancouver** represent one of the most compelling waterfront redevelopment opportunities to come to the Jersey market in recent years. This exceptional coastal holding provides a rare chance to create an architectural masterpiece in an unrivalled beachfront setting, subject to the necessary planning consents. Occupying an enviable position on Jersey's coveted south coast, the property extends to approximately 0.35 acres and enjoys direct private access to the beach, generous on-site parking and one of the most significant stretches of private beachfront in the area. Its secluded setting is particularly noteworthy, with no adjoining slipways or public access points, creating a sense of privacy and exclusivity.

The site unfolds across a series of gently terraced gardens that descend towards the shoreline, commanding uninterrupted sea views and an ever-changing coastal panorama. A substantial sea wall defines the water's edge, while a former swimming pool occupies one of the upper terraces, offering further inspiration for an exceptional landscape design.

Currently occupied by two dwellings, the site presents outstanding scope for comprehensive redevelopment. The existing footprint provides a valuable starting point for future

## Tideway, La Grande Route de la Cote

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### TYPE

 **House**

### BEDROOMS

 **2**

### BATHROOMS



### RECEPTIONS



### PARKING

 **6**

### Book a viewing

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FOR SALE

**£3,700,000**

## About this Property (continued)

planning proposals, with the expectation that the current buildings would be replaced to realise the full potential of this remarkable setting. Accordingly, viewings are intended to showcase the quality of the site, its extraordinary position and its exceptional development prospects, rather than the existing accommodation.

To the rear of the property is a privately owned bungalow benefiting from a protected view corridor, an important planning consideration that will inform any future architectural design.

Waterfront opportunities of this scale and calibre are scarce.

Whether envisaged as a striking contemporary residence or an elegant coastal retreat, Tideway & Vancouver offer an extraordinary canvas upon which to create a truly bespoke home in one of Jersey's most prestigious seafront locations.

The property also qualifies for purchase under Jersey's High Value Residency Scheme.

- ✓ Waterfront location
- ✓ Redevelopment property
- ✓ Direct private beach access
- ✓ Enormous potential to create a bespoke home









1 Tideway, La Grande Route de la Cote, St Clement, Jersey

**2008** **Plus**



| Age Group | Percentage |
|-----------|------------|
| 18-24     | 2.5%       |
| 25-34     | 4.5%       |
| 35-44     | 3.5%       |
| 45-54     | 4.5%       |
| 55-64     | 4.5%       |
| 65-74     | 4.5%       |
| 75-84     | 4.5%       |
| 85+       | 4.5%       |

While regions are evaluated from total floor area, in floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.



# 1 Tideway, La Grande Route de la Côte, St Clement, Jersey

Main Building: Total Exterior Area Above Grade 309.87 m<sup>2</sup>



**Main Floor**  
Exterior Area 248.26 m<sup>2</sup>

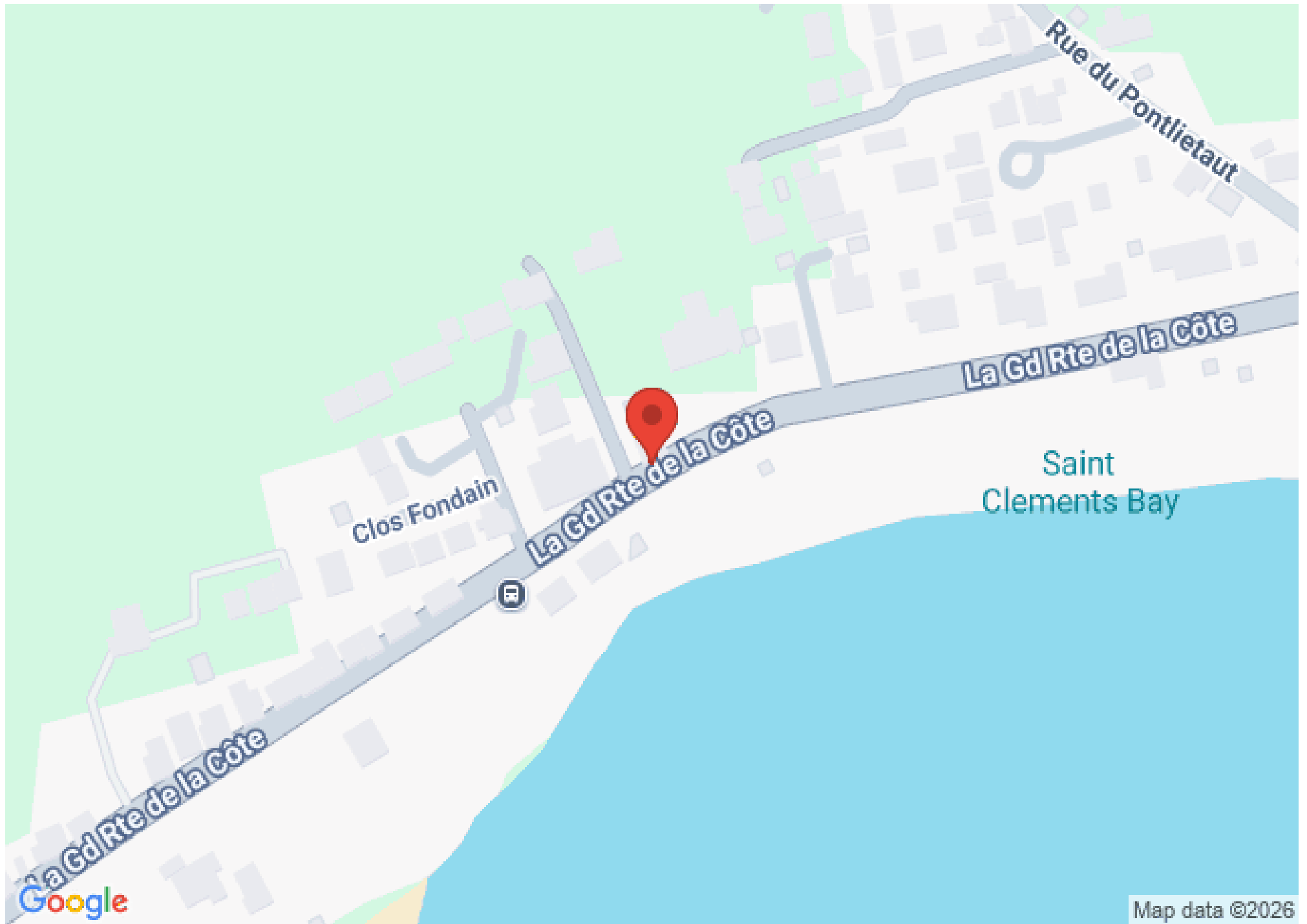


**1st Floor**  
Exterior Area 61.61 m<sup>2</sup>

PREPARED: 2026/05/08

White regions are excluded from total floor area in floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







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## Book a viewing

**Contact us directly to schedule your viewing**

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**Anti Money Laundering Regulation:** Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation