

# FOR SALE | THE ARSENAL, ALDERNEY GY9 3YQ

INVESTMENT AND DEVELOPMENT OPPORTUNITY



**ROCK** COMMERCIAL  
PROPERTY AGENTS

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## EXECUTIVE SUMMARY

The Arsenal presents a unique opportunity to acquire a large site in an outstanding location. This would suit a developer seeking to acquire an income producing site with development potential for residential or retirement living based on the recent preliminary declaration from planning. Or an investor seeking an income producing site with asset management and development potential.



## KEY FEATURES

- Located in Alderney, the 3rd largest Channel Island
- Outstanding location at the east end of Braye Beach overlooked by the historic Fort Albert
- A large site comprising various buildings including Albert Chambers, Victoria House, Mount Hale House, Garages and a squash court
- Unique walled Estate steeped in Island history
- A rare opportunity to acquire an asset held in private ownership for over 60 years
- Currently generating rental income of £188,500 per annum
- Asset management opportunities including the creation of 6 or more new apartments in Albert Chambers and the potential to increase rents
- Development potential for up to 38 residential units
- Freehold
- Seeking unconditional offers in excess of £2.95m subject to contract

# LOCATION

The Island of Alderney is the northernmost and third largest of the Channel Islands, part of the Bailiwick of Guernsey which is a Crown Dependency. It is situated just 8 miles from France and 60 miles from the UK. It has an affluent population of approximately 2,200 people and is self-governed.

Alderney is well served by regular sea and air links to the rest of the Channel Islands, UK and France. Alderney Airport has several flights each day from Southampton and Guernsey plus boats sail regularly from Guernsey, Jersey and occasionally to and from France plus charter opportunities.

The town of St Anne is the main retailing and hospitality centre for the Island which at only 1.5 miles wide and 3.5 miles long makes everywhere easily accessible by car, bike or on foot. The Island has a unique charm rich in heritage and is unspoiled with white beaches, dramatic cliffs and crystal clear waters.

The subject site is located at the eastern end of Braye Beach just steps away from the sandy beach and sea. It also benefits from the stunning historical backdrop of Fort Albert to the north and Mount Hale Battery to the south. Alderney FC have their club pitch adjacent.

Vehicular access into the Estate is via an access road direct from Rue de Beaumont.



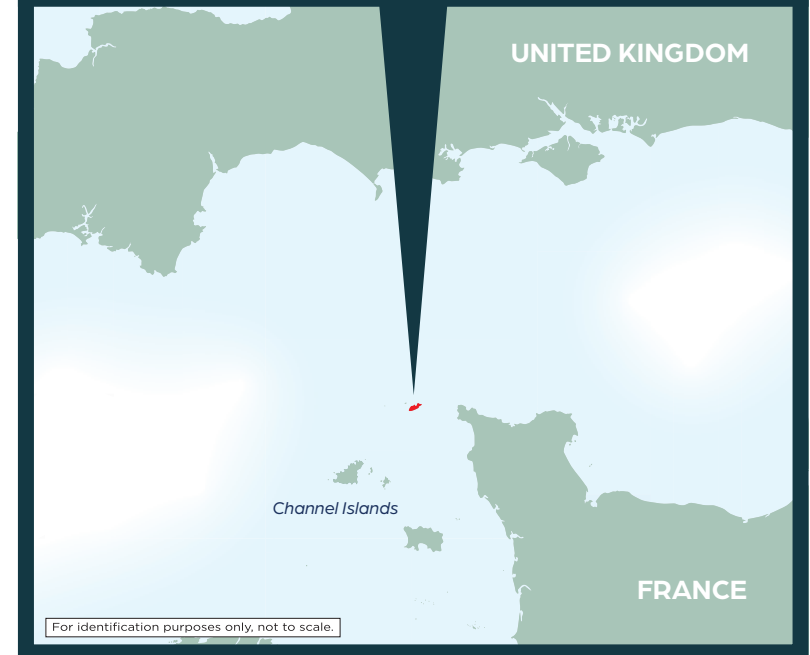
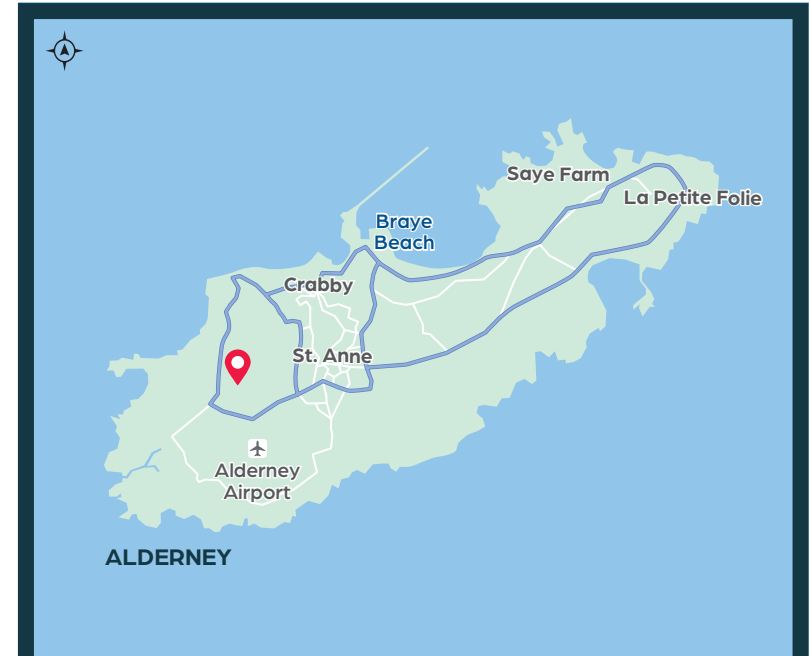
Braye Beach, Alderney



St Anne, Alderney



Clonque Bay, Alderney



For identification purposes only, not to scale.



## DESCRIPTION

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The 38 vergee site comprises various commercial and residential buildings known as The Arsenal and accessible via a large stone gate house into the walled Estate. Mount Hale House, Block D, Albert Chambers and a row of garages are all arranged around a large central courtyard forming the main hub of the Estate. Victoria House, the Guard House, Arches, the squash court and the former Ronez tarmac plant make up the remainder as can be seen from the site plan and aerial photo. The site is a registered heritage asset within the Longis Common Conservation Area.

**1. Albert Chambers** (Block B) consists of 10 individual apartments within a two storey stone built Victorian property constructed in circa 1850 to store and supply armaments to the Island's many British military fortifications. The apartments are spread over two floors with some enjoying sea views towards Braye Harbour. All the apartments have been refurbished to a high standard including kitchens, bathrooms and all have uPVC windows.

Albert Chambers also has a large bowling alley and an archive store both of which can be converted to provide additional apartments. Further, the current owner has a ground floor office which can also be converted. No. 7 Albert Chambers is currently used for furniture storage and can be refurbished to provide another apartment. Subject to appropriate consents and design, a further 6 – 8 apartments could be created.

**2. Victoria House** (Block A) was converted into 16 apartments in 1978. Similar in construction and specification to Albert House, the difference being that all the apartments have been sold off on long leases. The current landlord is required to keep the common parts clean and in a reasonable state of repair and all tenants contribute to a service charge. Full detail on the running and maintenance including service charge budgets can be accessed via the data room.

Six of the Victoria House tenants benefit from the six garages which sit adjacent to the building. Prospective purchasers can also explore the potential to extend the long leases with the tenants by way of separate negotiations with those leases expiring on 1st December 2086.

**3. Mount Hale House** is a two storey detached dwelling which is divided into two large apartments. The two bedroom ground floor apartment was fully renovated in 2024 with the two bedroom first floor apartment renovated in 2023. There are two garages attached, one of which has been retained by the current owner as a boiler house.

### The various other elements to the site include;

**4. Block D** which is a former Victorian coal store with an extension. It is currently used for predominantly storage plus a workshop noting the coal store has protected status.

**5. The South Garages** which form part of the proposed new development are twelve single storey garages currently let on monthly leases.

**6. The Arches** which comprise a long row of single storey barrel vaulted arches to the rear of Albert Chambers are used as 17 individual garages, 4 larger stores and 2 smaller stores.

**7. South Guard House** which is a gate house converted into a one bedroom house provided as a home for a long-term employee who keeps a watchful vigil on the site with a lease expiring in 2031.

**8. The Squash Court** is a standalone stone built building let on an annual basis to a local club.

**9. Former Ronez Tarmac Plant** which has recently been cleared to allow for the proposed development.

It should be noted that all the residential elements on the Estate are fully up to date in terms of compliance and adhering to current regulations around fire, electrics and water. In terms of utilities, mains water is supplied by the States of Alderney. Mains electricity is supplied via an onsite substation owned by Alderney Electricity Limited which offers future capacity for expansion. There is no gas supply on Alderney. Those units in the Estate that require oil for central heating are supplied fortnightly by Alderney Electricity Limited. The Estate is not connected to mains drainage with Septic Tanks servicing all the main buildings.



1. ALBERT CHAMBERS



2. VICTORIA HOUSE



3. MOUNT HALE HOUSE



4. BLOCK D

## PLANNING

The site is categorised in the Alderney Land Use Plan 2017 as Opportunity Area 4, which encourages new comprehensive development.

A preliminary declaration was recently approved (November 2025) for a mixed-use residential housing scheme for a maximum of 38 dwellings. A Preliminary Declaration establishes that, in principle, on submission of an application with detailed plans then The Building and Development Control Committee (BDCC) would be likely to grant permission for such development.

A Preliminary Declaration is valid for a period of three years from the date it was issued.

A successful purchaser will be able to apply for full planning consent tailoring any development to their precise requirements with the knowledge that they have full support from the planners.

Full details on the successful approval from planning is available in the data room together with a supporting Statement of Heritage Significance.

## TENANCY

The current total rental income from the Estate is £188,500 per annum. Currently there are no vacant apartments in either; Albert Chambers, Victoria House, Mount Hale House, Block D or the various garages.

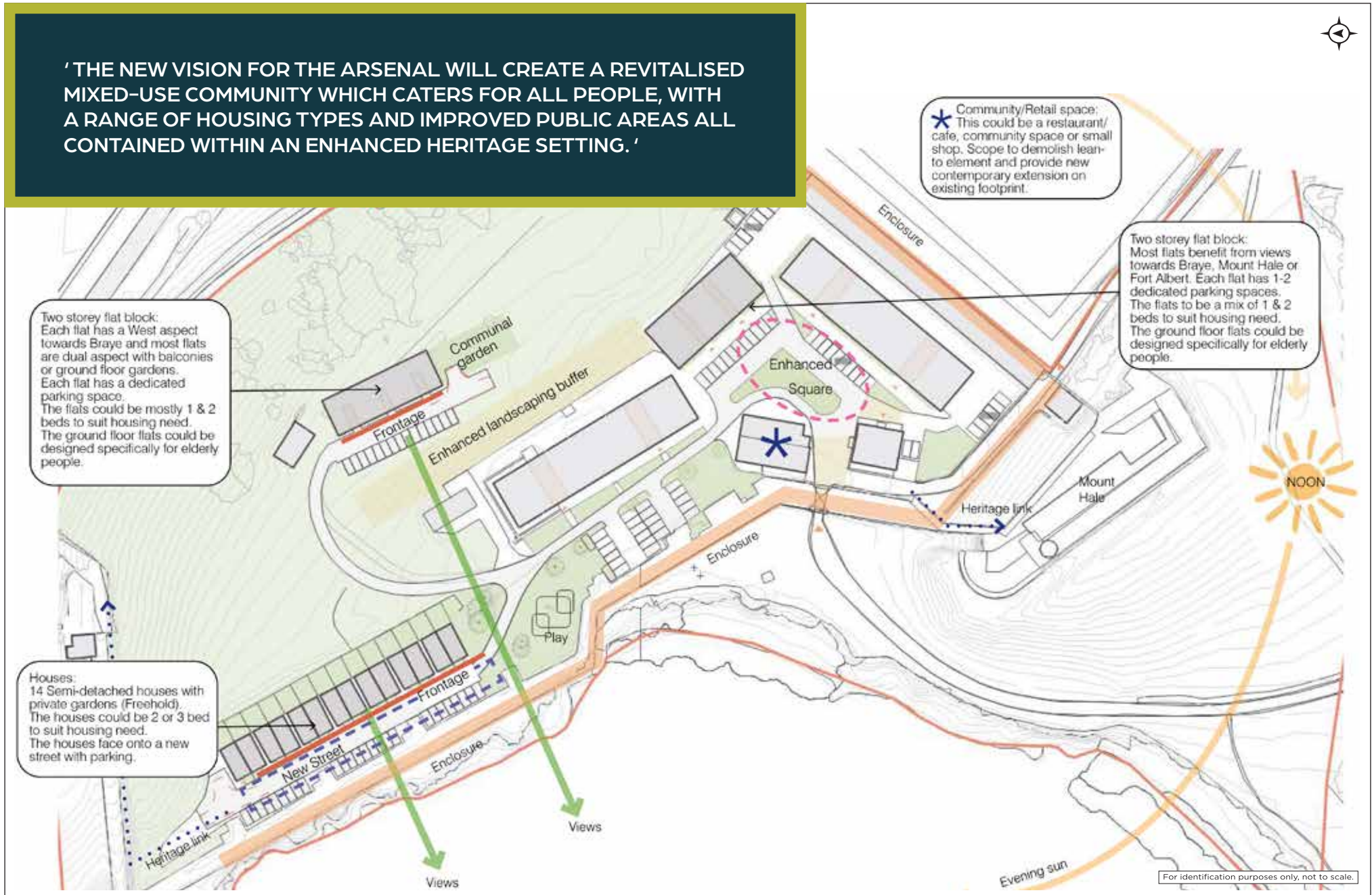
The rents on the Albert Chambers apartments are subject to annual GRPI uplifts and we consider there is a good opportunity to drive rental performance through negotiation with tenants on the rents for the other elements.

Address	Rent pcm	Rent pa	Comment
Albert Chambers	£8,688	£104,256	A mixture of monthly and annual leases
Victoria House	-	£8,320	Ground rent
Mount Hale House	£2,037	£24,444	-
Block D	£1,260	£15,228	Monthly leases
South Garages	£1,078	£12,936	Monthly leases
Arch Garages	£1,666	£19,992	Monthly leases
Squash Court	£47	£564	Annual payment from local club
Guard House	£210	£2,520	Monthly lease. Lifetime use to former warden
Boat Parking	£20	£240	Monthly lease. Pays quarterly
<b>Total</b>	<b>-</b>	<b>£188,500</b>	<b>-</b>

The Estate is currently managed by a dedicated management company overseeing and maintaining matters day to day. There is the potential for a purchaser to work with the incumbent regarding any handover on a short term basis.

Full accounts for Mount Hale Ltd and Victoria Holdings Limited, the two companies holding the assets, are available in the data room.

**'THE NEW VISION FOR THE ARSENAL WILL CREATE A REVITALISED MIXED-USE COMMUNITY WHICH CATERS FOR ALL PEOPLE, WITH A RANGE OF HOUSING TYPES AND IMPROVED PUBLIC AREAS ALL CONTAINED WITHIN AN ENHANCED HERITAGE SETTING.'**



## DEVELOPMENT OPPORTUNITY

**The proposed development and new vision for The Arsenal would compliment the existing residential apartments to create a larger more holistic residential community with associated amenity space and parking with additional potential for a restaurant / community space.**

Initial design proposals have been prepared via a concept scheme produced by architects PF&A which retains all the physical buildings and structures of heritage significance. The vision will deliver on the States of Alderney objective to increase the supply of new housing whilst regenerating an important heritage asset. The prospective development includes two new two storey blocks both with 12 x 1 and 2 bed flats and 14 houses with associated amenity space and parking plus additional potential for a restaurant / community space.

The 14 semi-detached houses with private gardens are proposed to be on the former Ronez Tarmac Site. The existing South Garages are to be re-developed to provide a two storey apartment block with each apartment having dedicated parking. The size, tenure and type of accommodation can be designed to suit housing need and visitor accommodation demand. For example, the ground floor flats in what would be Block A could be designed specifically for elderly people. The proposed development includes alterations to the existing Block D into a community or retail use with the modern extensions removed to reveal the original walls.

The Heritage Statement report supported the successful planning application highlighting that the integrity of the heritage site will be preserved whilst also improving access, ensuring maintenance and repair of the whole site and the understanding of The Arsenal Estate and its relationship to Fort Albert.

**Alternative uses have also been considered;**

### RETIREMENT LIVING

Alderney has identified a requirement for housing to meet the demand from older purchasers. Any development could accommodate;

- A variety of dwelling designs that allow the affluent elderly choices in terms of layout options or specification.
- Greater storage and space requirements than typical apartments to accommodate downsizing.
- Improved security and reduced maintenance burden.
- Second bedrooms as extensions to living space for occasional use either for family or visiting guests.
- Balcony access.
- Dual aspect apartments.
- Separation of the kitchen.

### SERVICED VISITOR ACCOMMODATION

Serviced accommodation provides an alternative to hotel or guest house accommodation. A serviced apartment is a self-contained fully furnished apartment which has housekeeping services and utilities included which is rented for a short or long period of time. Often with on site management team and shared communal facilities.

### A NEW MARINA

Plans for a Marina for Alderney have been put on hold but could be rekindled. The proposal was originally put forward by Braye Harbour Developments Ltd in conjunction with marina specialist architects Kay Elliott in a report. It set out the introduction of a new breakwater, creation of a new marina and a mixed-use commercial and residential hub to support the marina. The proposals included using The Arsenal Estate and the bay immediately in front of The Arsenal for Alderney's first established marina with associated amenity.

All the reports mentioned above are available to download from the data room.

## FURTHER INFORMATION

### TENURE

Freehold.

### VAT

There is no VAT payable in Alderney.

### DATA ROOM

Access to a data room with detailed supporting information is available on request.

### LEGALS

All terms are subject to contract. Each party is to pay their own legal costs in connection with the transaction.

### AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

### PROPOSAL

We are instructed to seek unconditional offers in excess of £2,950,000 (Two Million Nine Hundred and Fifty Thousand Pounds), subject to contract and assuming an asset sale.



# CONTACT INFORMATION

For further information or to arrange an inspection please contact the Vendor's Joint Sole Agents:



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