

Collas Crill advises on one of the first properties to be added to Guernsey's Open Market register under new law

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The recently restored Vale Mill is set to become one of the first properties to be added to Guernsey's Open Market Housing Register [under new laws that were introduced last year](#).

In 2025 the States of Guernsey approved changes with the aim of adding more properties to Part A of Guernsey's Open Market inscriptions.

The new mechanism for Inscriptions in Principle (IIP), allows properties to secure a conditional new inscription on Part A of the Register.

This is an amendment to the current requirement that properties can only be officially inscribed after receiving a completion certificate. An IIP will apply to two categories:

1. Prospective new build properties – Properties with planning approval, but not yet completed.
2. 'Exceptional circumstance' properties – Existing properties which meet specific criteria.

Vale Mill, a mid-19th century stone tower, has been granted an 'Inscription in Principle' under the 'exceptional circumstances' section of the legislation due to its historical significance.

The 21-metre building on Hougue du Moulin in Vale is on Guernsey's protected building register and will be fully inscribed on Part A of the Open Market register once the development is completed in line with approved planning permissions.

The States of Guernsey has previously given the green light for the property to be turned into a six-floor four-bedroom home – complete with an observation deck, underground extension, terrace, garaging, floating sunroom and walkways around a neighbouring quarry.

James Ridout, Director of Vale Mill Limited, has been restoring the property to make it fit for habitation and to prepare the site for further development. The works have included repointing the stonework of the mill and ensuring the structure is wind and water tight.

James said: 'The Part A inscription is an important step in securing the future of what is a hugely important building for Guernsey's history. Without it, further investment was simply unviable.'

'Previous attempts to sell the property on the Local Market generated little interest of any substance and there was a risk that the building would once again fall into disrepair and potentially be permanently lost.

'We believe the Open Market listing will attract the level of investment needed to ensure the exciting plans for Vale Mill can come to fruition – safeguarding a historically and culturally important building for future generations and creating a modern state-of-the-art home of which Guernsey can be proud.'

Jason Green, Senior Partner, and head of the Guernsey real estate team at Collas Crill, was heavily involved in the application process.

He said: 'I am thrilled for James that this application has been granted. Rightly so, the application process for exceptional circumstance properties imposes a high level of rigour to ensure that only those pretty unique properties are going to obtain the inscription.

'Vale Mill fits the bill and to be fair, in my view, if Vale Mill did not obtain an inscription, I am not sure what would as this is a truly remarkable property with an interesting history.

'I have thoroughly enjoyed working with James on this project and he has done a super job of creating an amazing vision for the Mill which, once developed, will see a unique building having a new purpose. It will be a super home for someone in the near future.'

Property agent Savills provided consultancy advice during the Open Market application process and has been instructed to sell Vale Mill when it launches to the market later this year.

Residential director Nick Paluch said: 'It's a very exciting instruction and one that we're delighted to be involved in.

'Vale Mill promises to be a landmark property of the highest quality – something that's unique to the Open Market and offering exactly the sort of diversity that's needed if the island is to continue to attract new investment.'

Vale Mill's history

The original structure of Vale Mill was built in 1770 out of wood, before being rebuilt in granite 84 years later. It operated as a flour windmill until the German occupation of 1940, when it was used as an observation tower. It was gifted to the States of Guernsey in 1968 and sold for private ownership in 2008.

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