

Thorpe Road, Little Clacton, Essex CO16 9RZ



CGI Image

- **Approx 9.88 acres (3.99 hectares) with further 7.5 acres available by negotiation**
- **Full Planning Permission for 79 bungalows and two houses (0% affordable)**
- **No S106 financial contributions for early completion**
- **Site Available for Immediate Development**
- **Approx 3 Miles from Clacton Town Centre and Coast**
- **Possible retirement village or high profile gated development**

**For Sale Freehold  
Residential  
Development  
Site With Full  
Planning**

# Details

## Location

The property is situated on the outskirts of Clacton on Sea and approx. 3 miles north of the town centre. The site is within a half mile of Clacton Factory Outlet Shopping Village and the large Morrisons Supermarket situated on Centennial Way.

The location benefits from good transport links being just 2 miles east of the A133 which leads to the A120 and the east coast ports of Harwich and Felixstowe and the A12 trunk road providing links to Ipswich and Norwich to the north and Chelmsford, the M25 and London to the south.

Clacton-on-Sea railway station is approximately 2.5 miles to the south and offers a direct service to London Liverpool Street (approx. 90 minutes).

## Description

The site comprises former farmland now reverted to rough grazing bounded by hedges and trees. The land lies in a single block totalling 9.88 acres with frontage to Thorpe Road and Holland Road.

Clacton on Sea benefits from a well established and resilient retirement home market which is well placed to take advantage of forecast demographic growth in this sector.

There is the potential to double the size of the development to in excess 150 units by acquisition of a contiguous 7.5 acre block of allocated housing land lying to the east of the site.

## Planning

Full Planning Permission (ref.16/00421/FUL) has been granted for the "Construction of a development of 81 predominantly single storey retirement dwellings". There is no age restriction in the planning conditions.

The Scheme comprises:

- 21 no. 2 bed terraced bungalow
- 4 no. 2 bed semi-detached bungalow
- 26 no. 3 Bedroom semi-detached bungalow
- 28 no. 3 Bedroom detached bungalow
- 2 no. 4 Bedroom detached house

The bungalows range in size from 70 sq. m. to 108 sq. m. The houses are 160 sq m. Each unit has a conservatory and 60 of the units have detached garages. There are 189 car parking spaces in total.

The S106 Agreement provides for the payment of defined affordable housing, education and healthcare contributions but these are deferred. There is no financial liability if the scheme is completed by 29th June 2023. Thereafter, in each case, any liability is subject to a further Viability Assessment with any contributions capped at the sums defined in the S106 Agreement.

Further details can be downloaded from Tendring District Council's Planning Portal or the Information Pack. Potential purchasers are advised to direct any planning enquiries to Tendring District Council

## Services

Main services are believed to be available in the local area.

## Title

The site is offered for sale freehold with vacant possession. There are no known easements, rights of way or wayleaves crossing the site.

## Information Pack

An Information Pack including a copy of the Decision Notice, S106 Agreement, Floor layouts, Topographical Survey, Engineering and Flood Risk Assessments, Services Report and Phase I Desk Study are available upon request.

## Method of Sale

The property as shown edged red on the plan is offered for sale as a whole by private treaty. Potential purchasers are requested to register their interest with us as soon as possible. The Vendor reserves the right to accept any offer received at any time subject to conditions or otherwise without reference to registered applicants.

## Basis of Offer

Price on Application.

## VAT

The Vendors have not waived their exemption to VAT but reserve the right to do so prior to exchange of contracts.

## Local Authority

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE  
Telephone: 01255 686868.



### Legal costs

Each side to bear their own costs. The successful Purchaser will be required to provide a legal undertaking of £5,000 plus VAT in respect of any abortive legal costs incurred if the Purchaser withdraws prior to exchange .

### Particulars

Property details prepared in January 2019.

### Viewing

Strictly by prior appointment with the sole agent:

**Fenn Wright**

20 Duke Street, Chelmsford, CM1 1HL

**01245 261 226**

**fennwright.co.uk**

Contact:

**Roger Hayward** rphh@fennwright.co.uk



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For further information

**01245 261 226**

**fennwright.co.uk**

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