

# Clacton-on-Sea - 3 Marine Parade CO15 1PT Freehold Residential & Retail Block Development



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



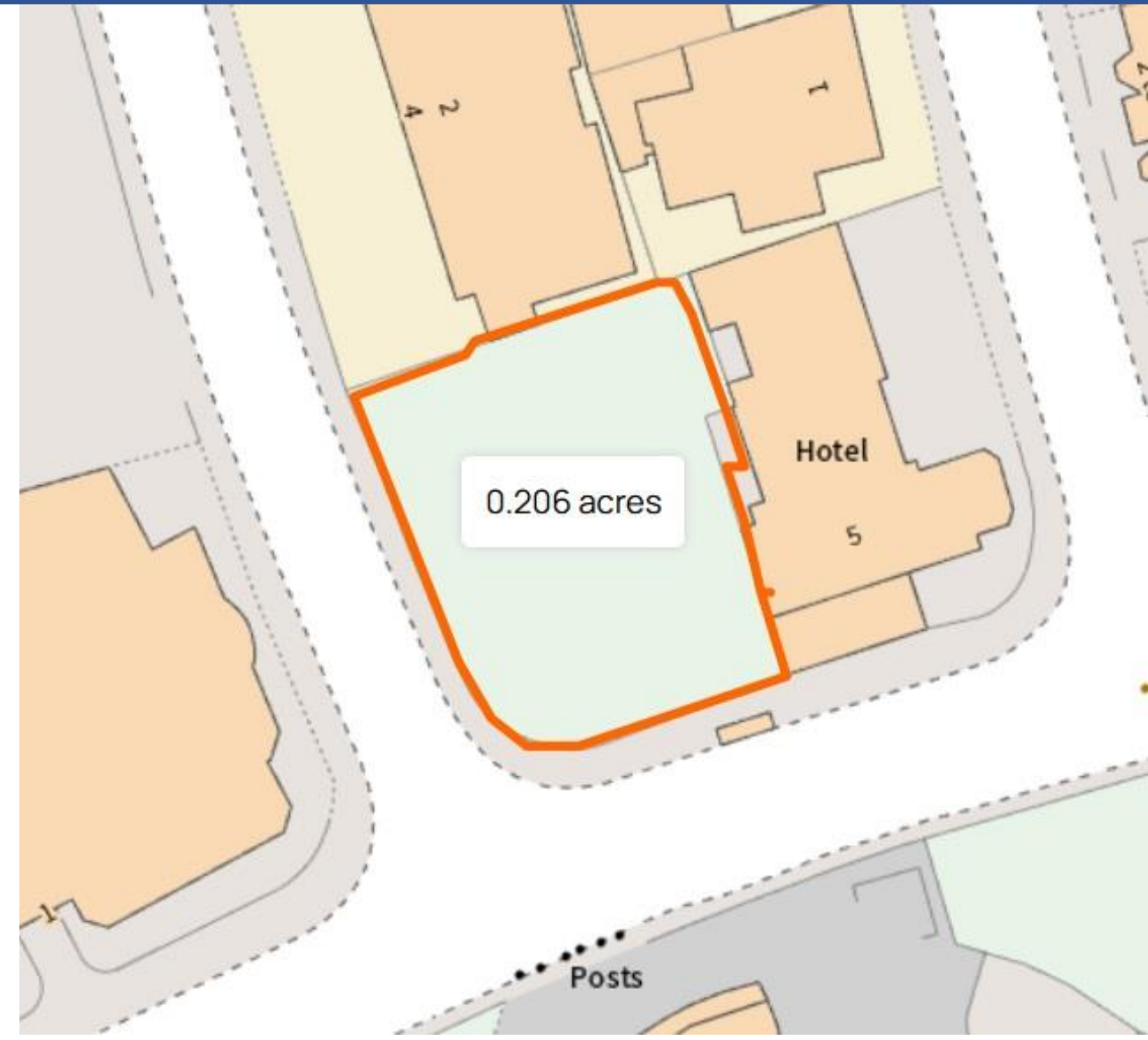
# Clacton-on-Sea - 3 Marine Parade CO15 1PT

## Freehold Residential & Retail Block Development



### Investment Consideration:

- Purchase Price: £1,250,000
- SPV can be acquired for the purchase of this property
- VAT is NOT applicable to this property
- Comprises plot of land (0.20 acres) with planning approved for development of a 5 storey building, consisting of a restaurant/pub at ground floor and 1 x 14 Apartments above
- Party Wall - All signed off
- Vendor has completed demolition and additional ground surveys
- Property would benefit from 14 car parking spaces at basement level
- Private terrace for each flat
- Communal lift connecting all floors
- Total area size of 2,137 sq m (23,000 sq ft)
- Design and Structural drawings are completed and will be provided
- Structural Engineer and Architect has been appointed and received 50% of payment, which is included in the sale of the property
- Vendor has already chosen Contractor, the Buyer has option to proceed with the Contractor or appoint their own
- According to the Vendor, Costa and Starbucks already expressed interest in occupying the ground floor commercial unit
- Located at the beach front, opposite Clacton Pier
- Nearby occupiers include JD Wetherspoon, Franco's, amongst number of restaurants, hotels and others





# Clacton-on-Sea - 3 Marine Parade CO15 1PT

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### Property Description:

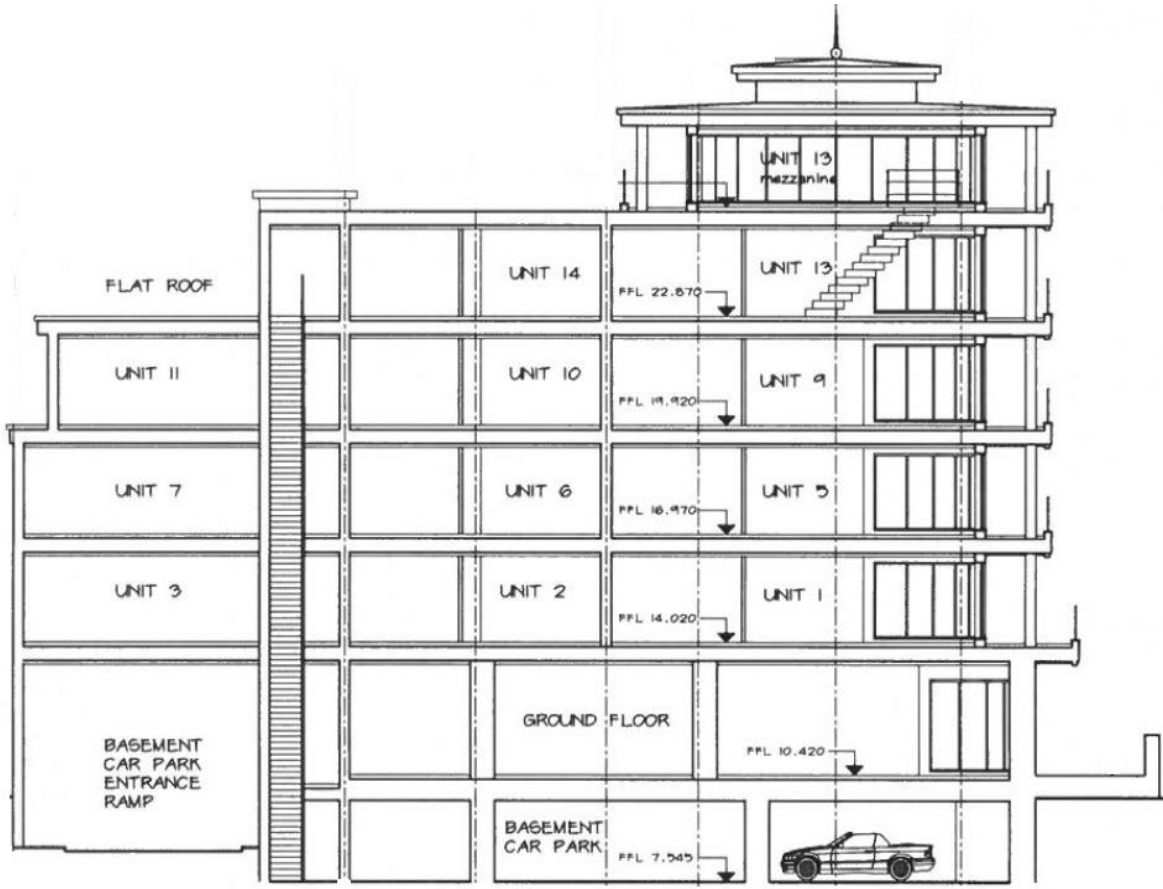
The property comprises plot of land at the beach frontline with approved planning for development of 5 storey building with restaurant/pub at ground floor level, 14 apartments above and 14 car parking spaces at basement level. All flats would benefit from communal lift and private terrace.

The property would provide the following accommodation and dimensions:

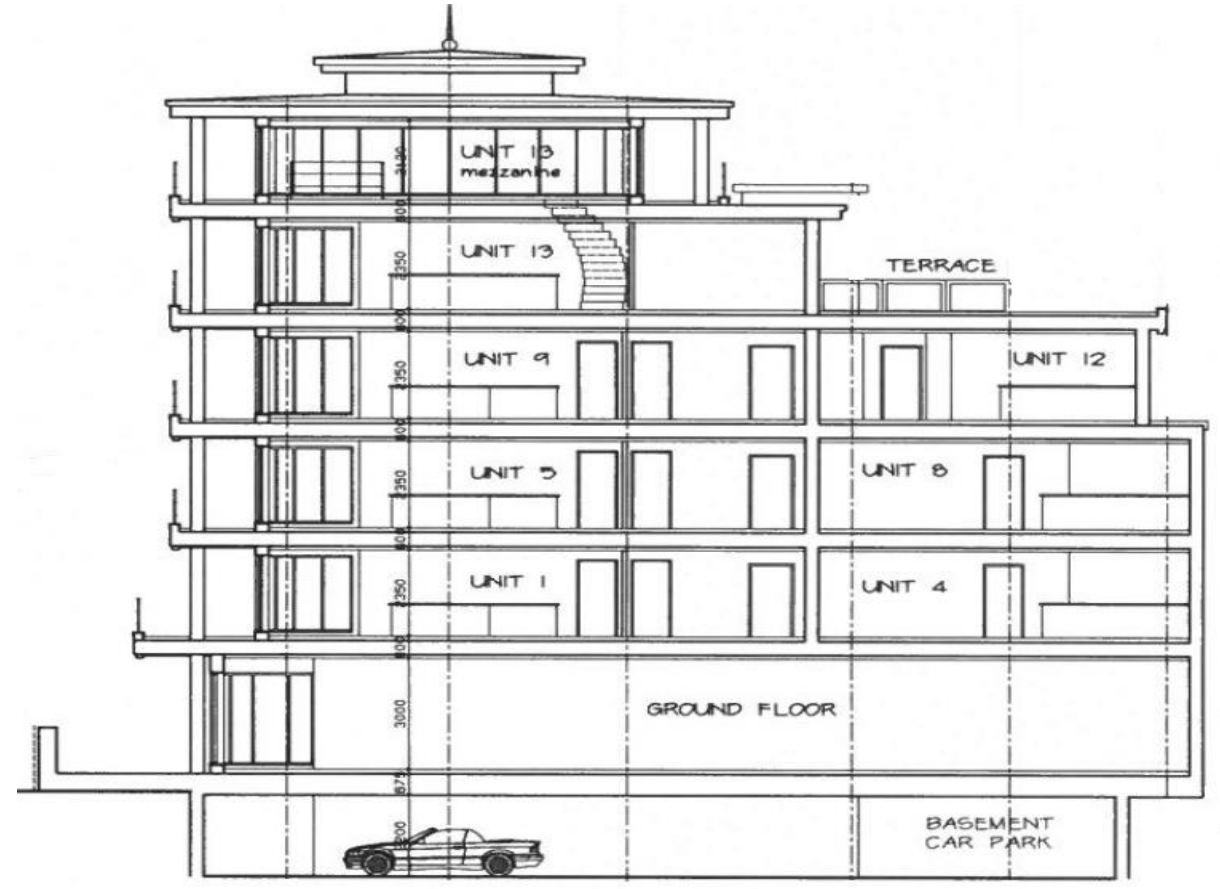
Lower Ground Floor: Car Park	529 sq m	(5,694 sq ft)
Ground Floor: Restaurant/Pub	433 sq m	(4,660 sq ft)
First Floor: 4 Residential Flats	342 sq m	(3,681 sq ft)
Second Floor: 4 Residential Flats	342 sq m	(3,681 sq ft)
Third Floor: 4 Residential Flats	302 sq m	(3,250 sq ft)
Fourth Floor: 2 Residential Flats	160 sq m	(1,722 sq ft)
Fifth Floor: Mezzanine	29 sq m	(312 sq ft)
<b>Total area size:</b>	<b>2,137 sq m</b>	<b>(23,000 sq ft)</b>



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Elevations Colne Road



Elevations Marine Parade

# Clacton-on-Sea - 3 Marine Parade CO15 1PT

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### Ground Floor Plan:

The proposed ground floor would provide an open plan restaurant/pub and would benefit from large terrace at front, which will be used as seating area, separate service entrance at rear and disabled access at front.

Ground Floor would provide the following accommodation and dimensions:

Restaurant/Pub: 433 sq m (4,660 sq ft)

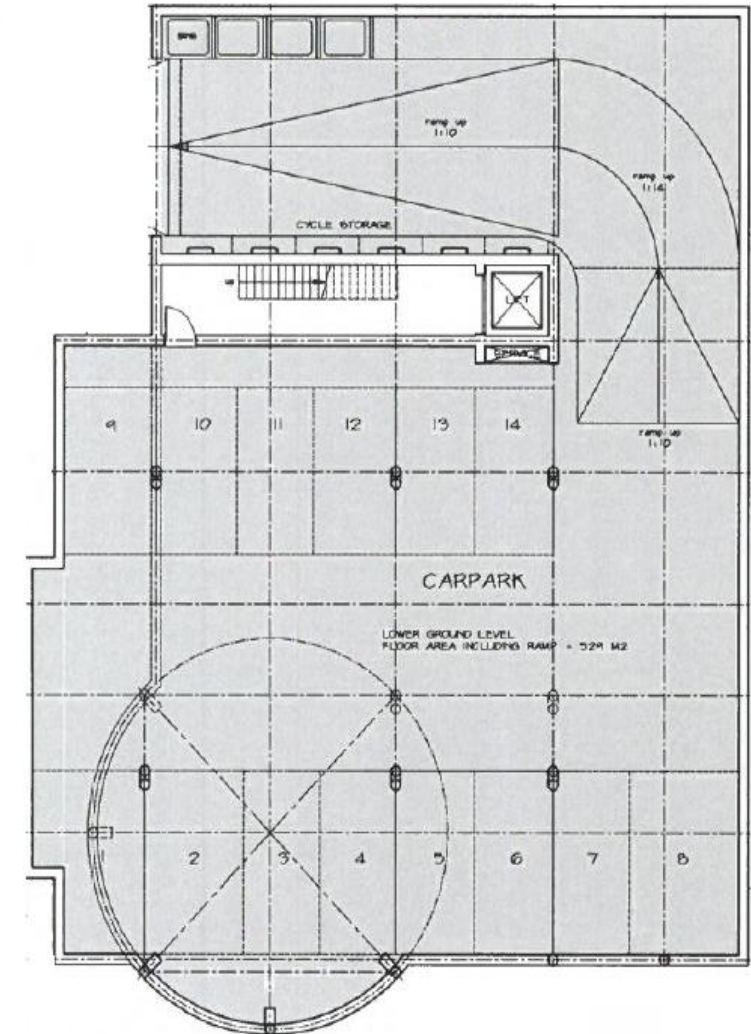
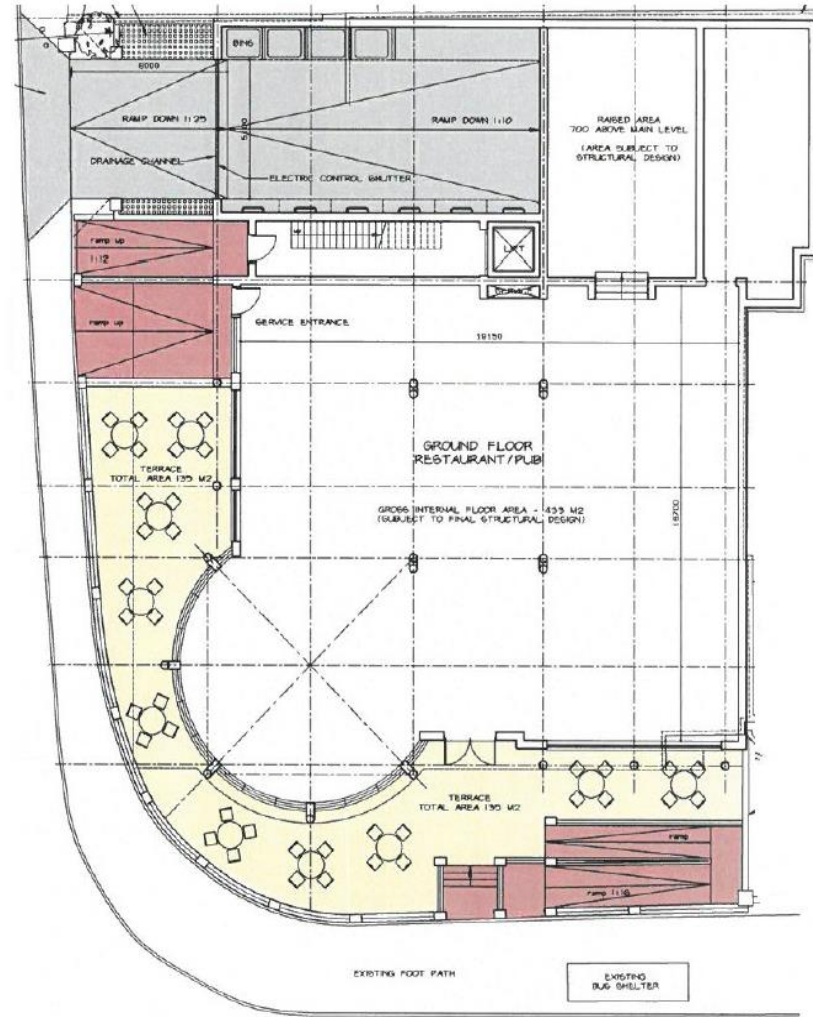
Front Terrace: 133 sq m (1,431 sq ft)

Total Area Size: 566 sq m (6,090 sq ft)

### Lower Ground Floor Plan:

The proposed basement would provide an open plan parking accessed from Colne Road with 14 car spaces and separate cycle storage.

Total Area Size: 529 sq m (5,694 sq ft)





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### First Floor Plan:

The proposed first floor would provide 3 x 2-Bed and 1 x 1-Bed Self-Contained Flats. All flats would benefit from private terrace and communal lift.

First Floor would provide the following accommodation and dimensions:

Flat 1: 97 sq m (1,044 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 2: 55 sq m (592 sq ft)

1 Bedroom, Open plan Kitchen/Living room, Bathroom/WC, Terrace

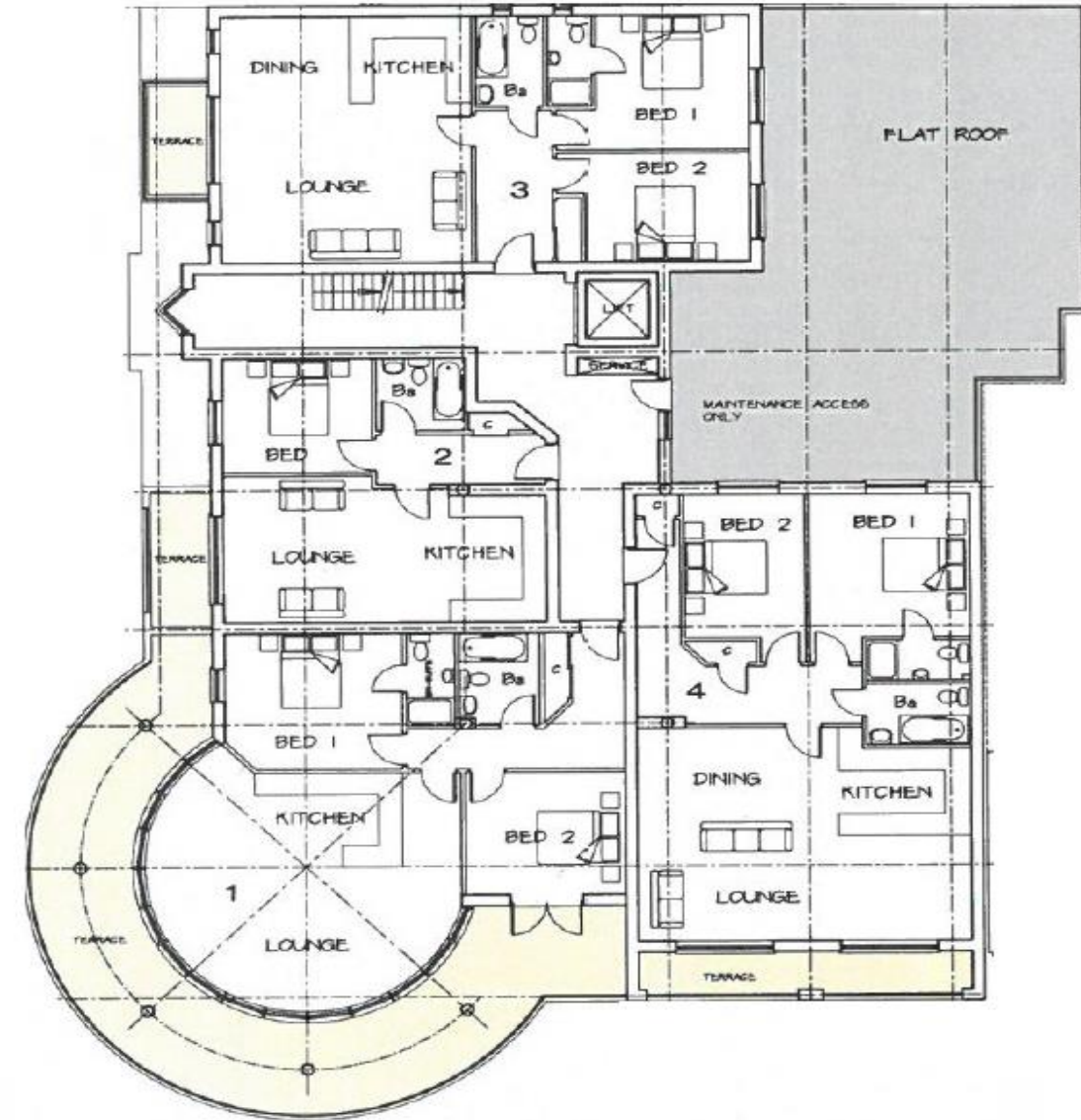
Flat 3: 89 sq m (958 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 4: 101 sq m (1,087 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

**Total Area Size: 342 sq m (3,681 sq ft)**



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## Freehold Residential & Retail Block Development



### Second Floor Plan:

The proposed second floor would provide 3 x 2-Bed and 1 x 1-Bed Self-Contained Flats. All flats would benefit from private terrace and communal lift.

Second Floor would provide the following accommodation and dimensions:

Flat 5: 97 sq m (1,044 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 6: 55 sq m (592 sq ft)

1 Bedroom, Open plan Kitchen/Living room, Bathroom/WC, Terrace

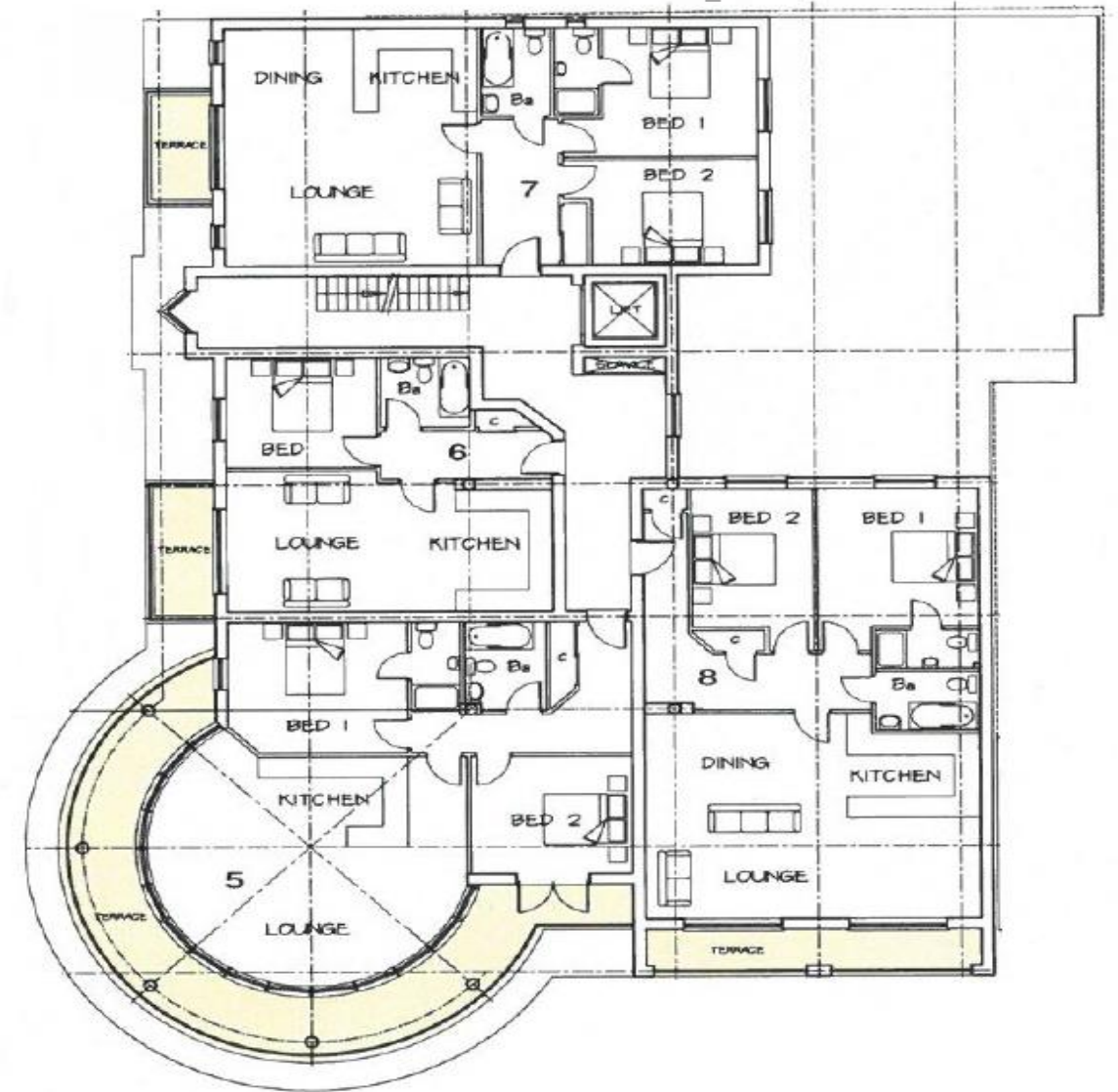
Flat 7: 89 sq m (958 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 8: 101 sq m (1,087 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

**Total Area Size: 342 sq m (3,681 sq ft)**



# Clacton-on-Sea - 3 Marine Parade CO15 1PT

## Freehold Residential & Retail Block Development



### Third Floor Plan:

The proposed third floor would provide 3 x 2-Bed and 1 x 1-Bed Self-Contained Flats. All flats would benefit from private terrace and communal lift.

Third Floor would provide the following accommodation and dimensions:

Flat 9: 97 sq m (1,044 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 10: 55 sq m (592 sq ft)

1 Bedroom, Open plan Kitchen/Living room, Bathroom/WC, Terrace

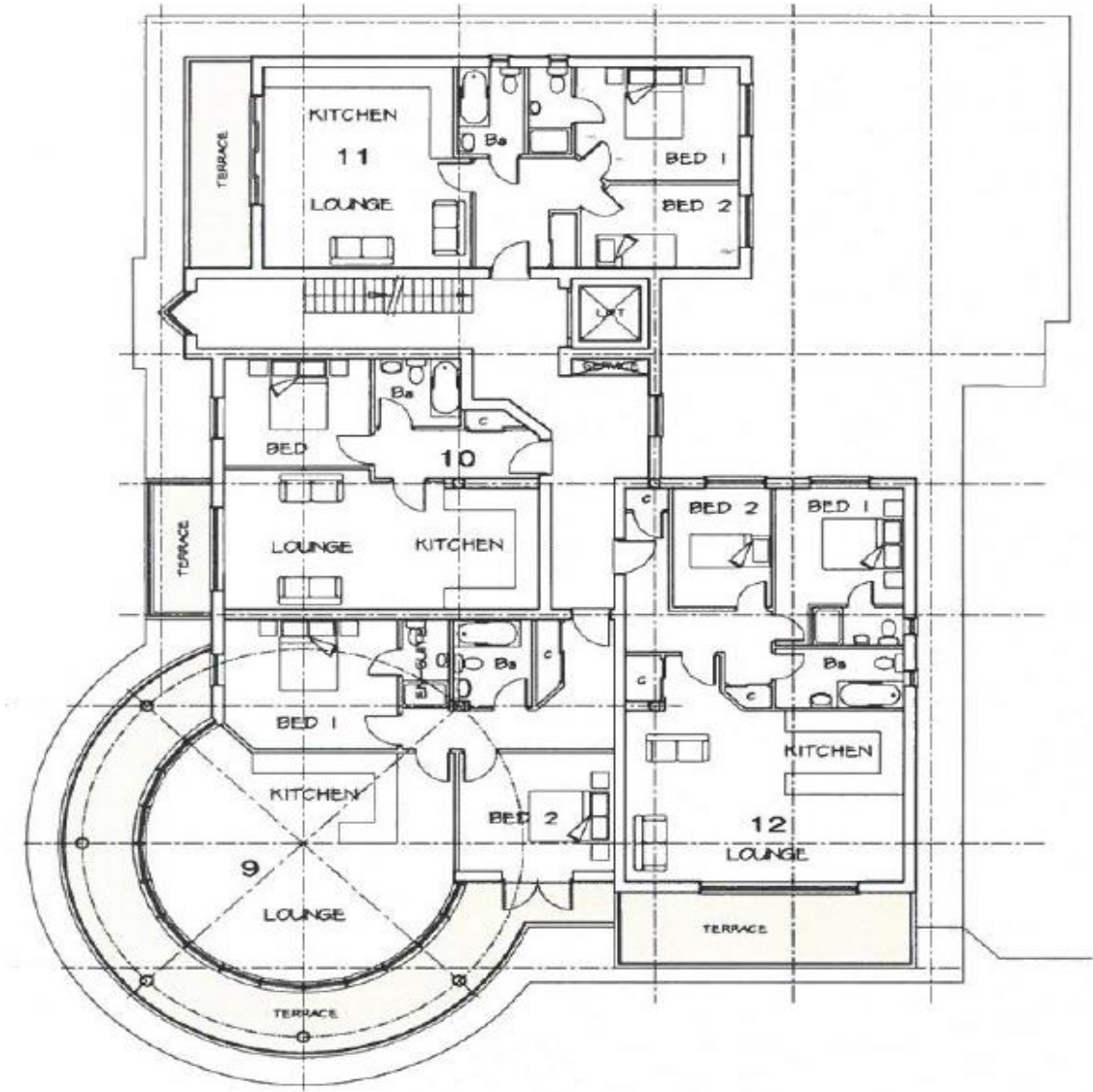
Flat 11: 70 sq m (753 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 12: 80 sq m (861 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Total Area Size: 302 sq m (3,250 sq ft)





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### Fourth Floor Plan:

The proposed fourth floor would provide 1 x 2-Bed and 1 x 1-Bed Self-Contained Flats. All flats would benefit from private terrace and communal lift. Flat 13 is the feature flat/penthouse with three separate terraces, comprising the wrap around circular terrace, a more private rectangular terrace of 36 sq m (388 sq ft) and a fifth floor terrace around the entire circular mezzanine room of 50 sq m (538 sq ft).

Fourth Floor would provide the following accommodation and dimensions:

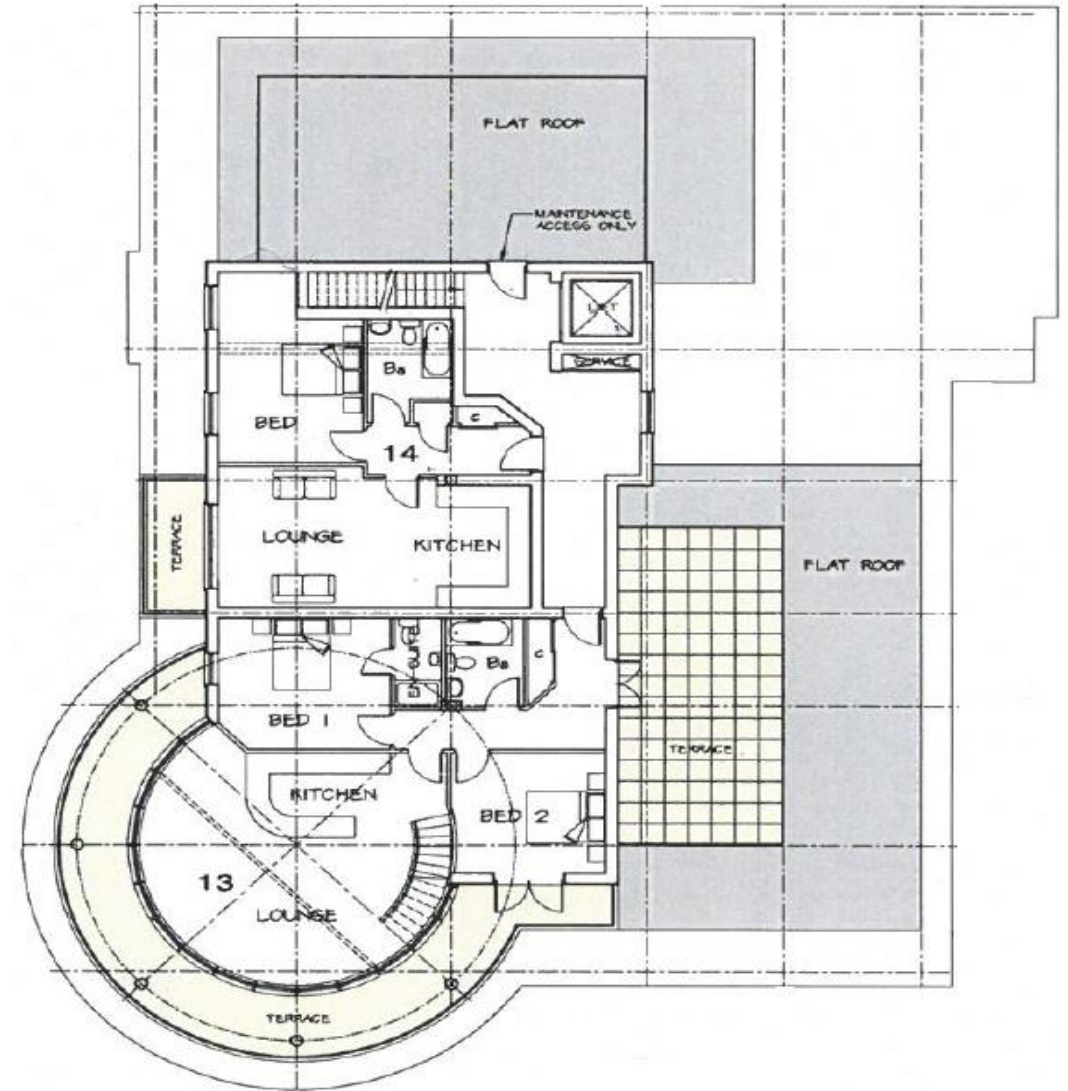
Flat 13: 97 sq m (1,044 sq ft)

2 Bedrooms, Open plan Kitchen/Living room, Bathroom/WC, Terrace

Flat 14: 63 sq m (678 sq ft)

1 Bedroom, Open plan Kitchen/Living room, Bathroom/WC, Terrace

**Total Area Size: 160 sq m (1,722 sq ft)**



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### Fifth Floor Plan:

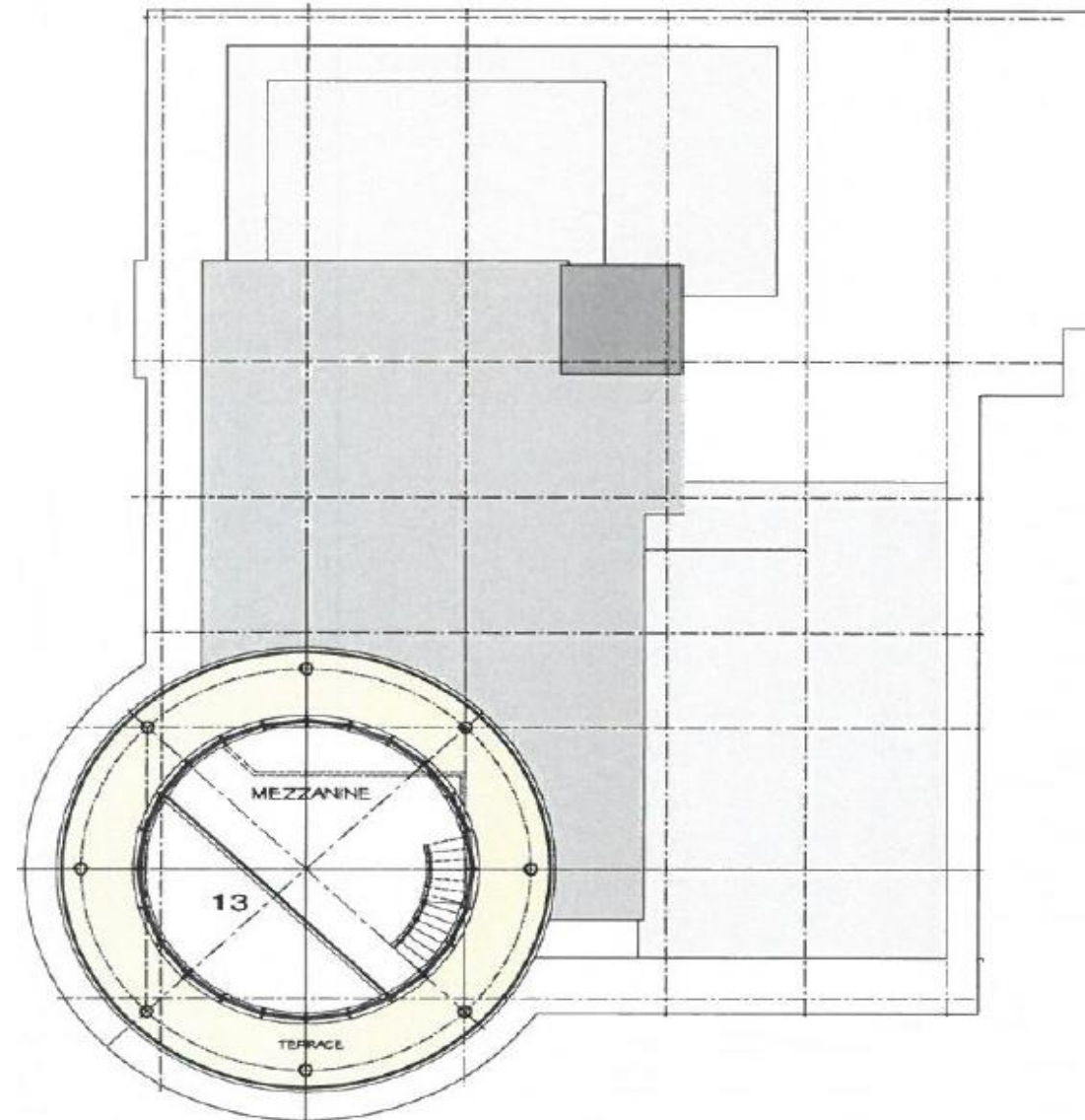
Fifth floor would provide mezzanine floor to Flat 13 and would benefit from its own private terrace.

Mezzanine Floor would provide the following accommodation and dimensions:

Flat 13: 29 sq m (312 sq ft)

Open plan lounge room, Terrace

**Total Area Size: 29 sq m (312 sq ft)**

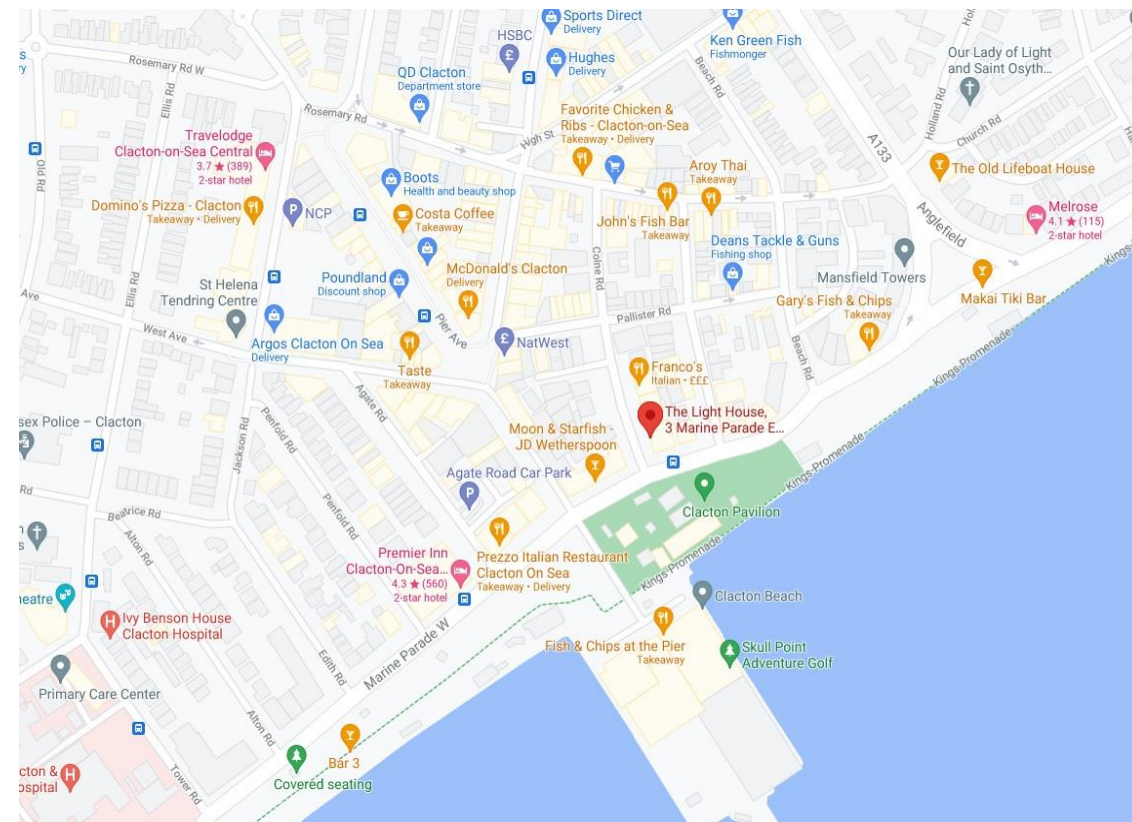


# Clacton-on-Sea - 3 Marine Parade CO15 1PT Freehold Residential & Retail Block Development



## Location:

Clacton-on-Sea is the largest town in the Tendring peninsula and district in Essex, eastern England. The town is served by Clacton-on-Sea railway station (90 minutes to London Liverpool Street station). The town also benefits from its own airport. Clacton has a pleasure pier, arcades, a golf course, caravan parks and an airfield. The town and its beaches are still popular with tourists in the summer and there is an annual entertainment programme including the Clacton Carnival and Clacton Air show. Clacton has a shopping area with many of the usual national chains represented, and a Factory Shopping Village in the north of the town. The property is located at the beach front, opposite Clacton Pier. Nearby occupiers include JD Wetherspoon, Franco's, amongst number of restaurants, hotels and others.





# Clacton-on-Sea - 3 Marine Parade CO15 1PT

## Freehold Residential & Retail Block Development

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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