

Brightlingsea - Well House, Chestnut Way, Colchester CO7 0UH
Freehold Land with Development Opportunity
Planning Approved for Erection of a 64-Bed Residential Care Home



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Investment Consideration:

- Purchase Price: £2,500,000
- VAT is NOT applicable to this property
- Comprises vacant plot of land (1.11 acres)
- Planning approved in July 2022 for erection of a two-storey 64-bed residential care home (C2 Use) with car parking and landscaping
- The new development would include 64 en-suite bedrooms, 5 lounge/dining rooms, hair salon, 28 parking spaces and staff facilities
- Loft space can be further expanded for use as the care home grows and the need for additional space arises. Loft can be accessed by 2 Lifts (8 people per lift)
- Total gross internal area 3,030 sq m (32,614 sq ft)
- The property is situated within 10 min walk to the town centre, which hosts number of local pubs/restaurants and retailers such as Tesco Express and Boots Pharmacy



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Development Opportunity:

Planning approved in July 2022 for erection of a two storey 64-Bed Residential Care Home (C2 class) with associated landscaping and car parking.

The property would provide:

- 5 lounge/dining rooms, hair salon
- Two secure outdoor gardens
- 2 x 8 Person Lifts
- Car park for 28 vehicles with additional bicycle storage
- Admin offices, staff rooms and service facilities

Total Residential Area: 1,056 sq m (11,366 sq ft)

Total Communal Area: 379.5 sq m (4,084 sq ft)

Total Gross Internal Area: 3,030 sq m (32,614 sq ft)



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WEST ELEVATION



EAST ELEVATION





Approved Ground Floor:

The ground floor would provide the following accommodation and dimensions:

Residential Area: 462 sq m (4,973 sq ft)

28 En-Suite Rooms

Communal Area: 231 sq m (2,486 sq ft)

Café/Piano Lounge, 2 Lounge/Dining Rooms

Service Areas: 108 sq m (1,162 sq ft)

Offices, Kitchen, Hair Salon, Staff Rooms,
Drug Store, Nurses Station

4 x WC

3 x Sluice

7 x Store/Cupboards

2 x Lifts: capacity of 8 people per lift

Total Gross External Area: 1,412 sq m (15,198 sq ft)

Total Gross Internal Area: 1,330 sq m (14,316 sq ft)





Approved First Floor:

The first floor would provide the following accommodation and dimensions:

Residential Area: 594 sq m (6,393 sq ft)

36 En-Suite Rooms

Communal Areas: 148.50 sq m (1,598 sq ft)

2 Lounge/Dining Rooms, Sitting Room

Service Areas: 24 sq m (258 sq ft)

Storage, Nurses Station, Drugs Store, Bathroom, WC

3 x WC

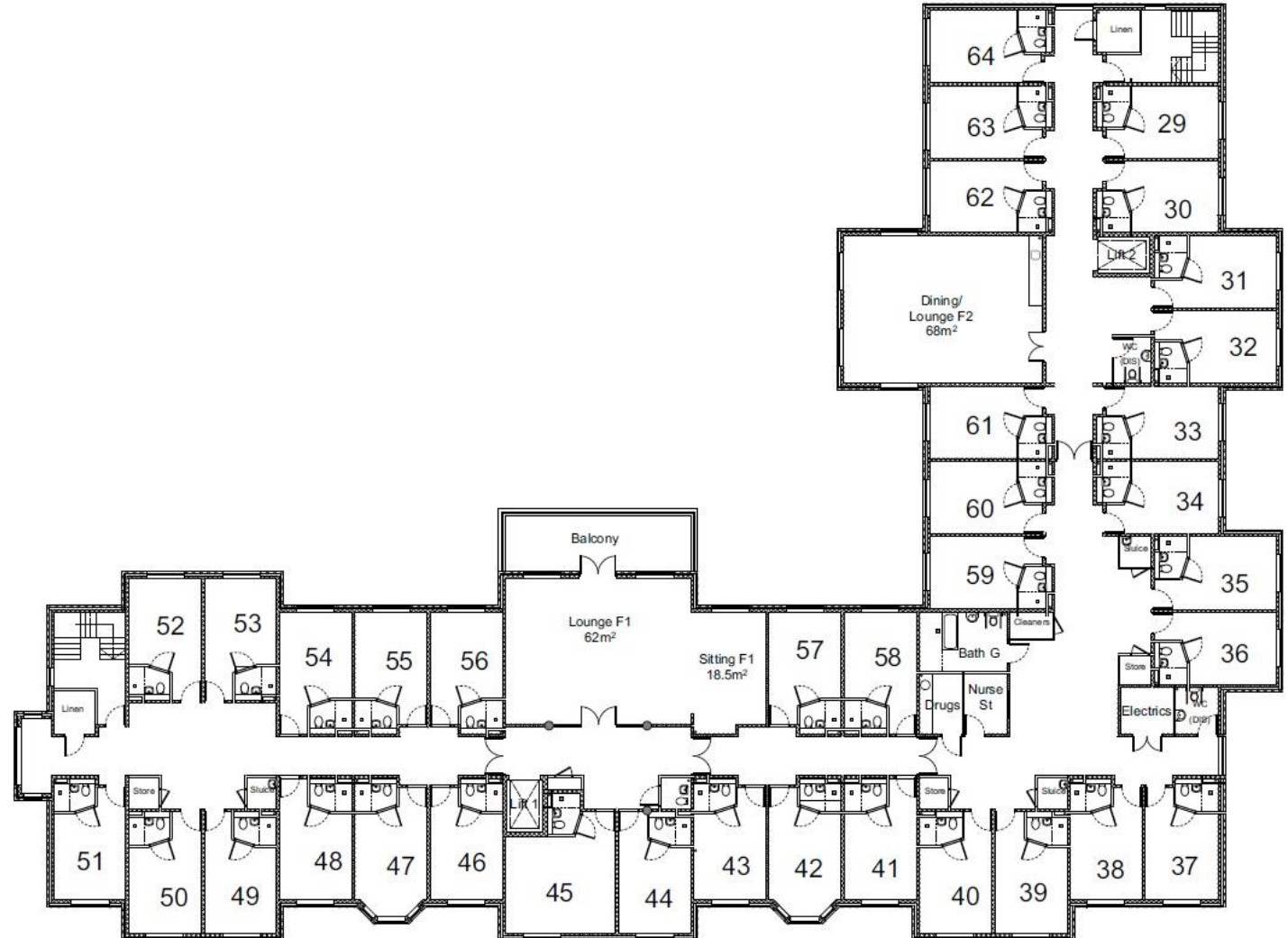
3 x Sluice

7 x Store/Cupboards

2 x Lifts: capacity of 8 people per lift

Total Gross External Area: 1,412 sq m (15,198 sq ft)

Total Gross Internal Area: 1,330 sq m (14,316 sq ft)





Approved Loft:

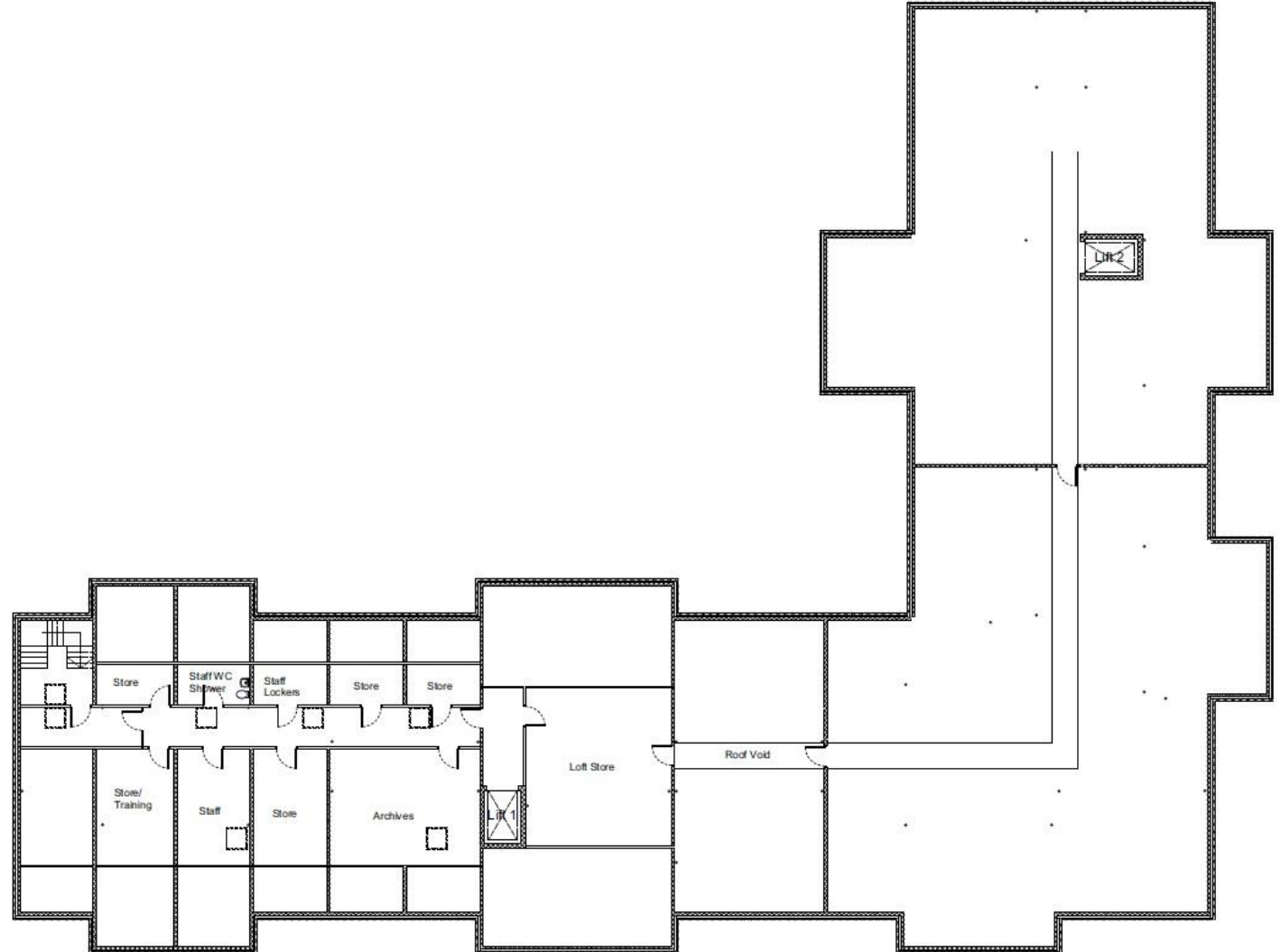
The loft would provide the following accommodation and dimensions:

Service Areas:

Staff Changing Facilities, Lockers, Training, Storage, Office, WC

2 x Lifts: capacity of 8 people per lift

Total Gross Internal Area: 260 sq m (2,798 sq ft)



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Approved Basement:

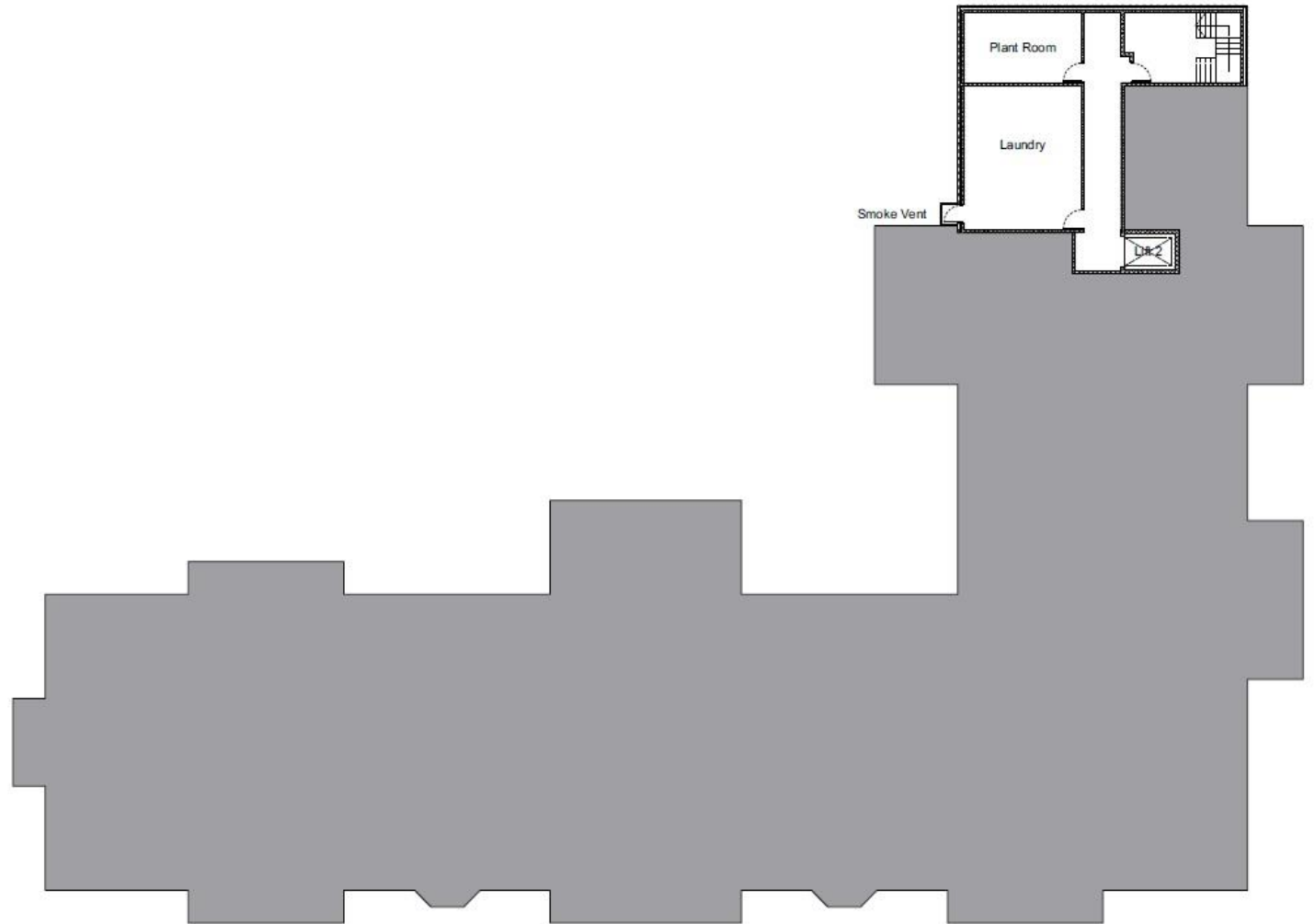
The basement would provide the following accommodation and dimensions:

Service Areas:

Laundry, Plant Room

Lift: capacity of 8 people

Total Gross Internal Area: 110 sq m (1,184 sq ft)



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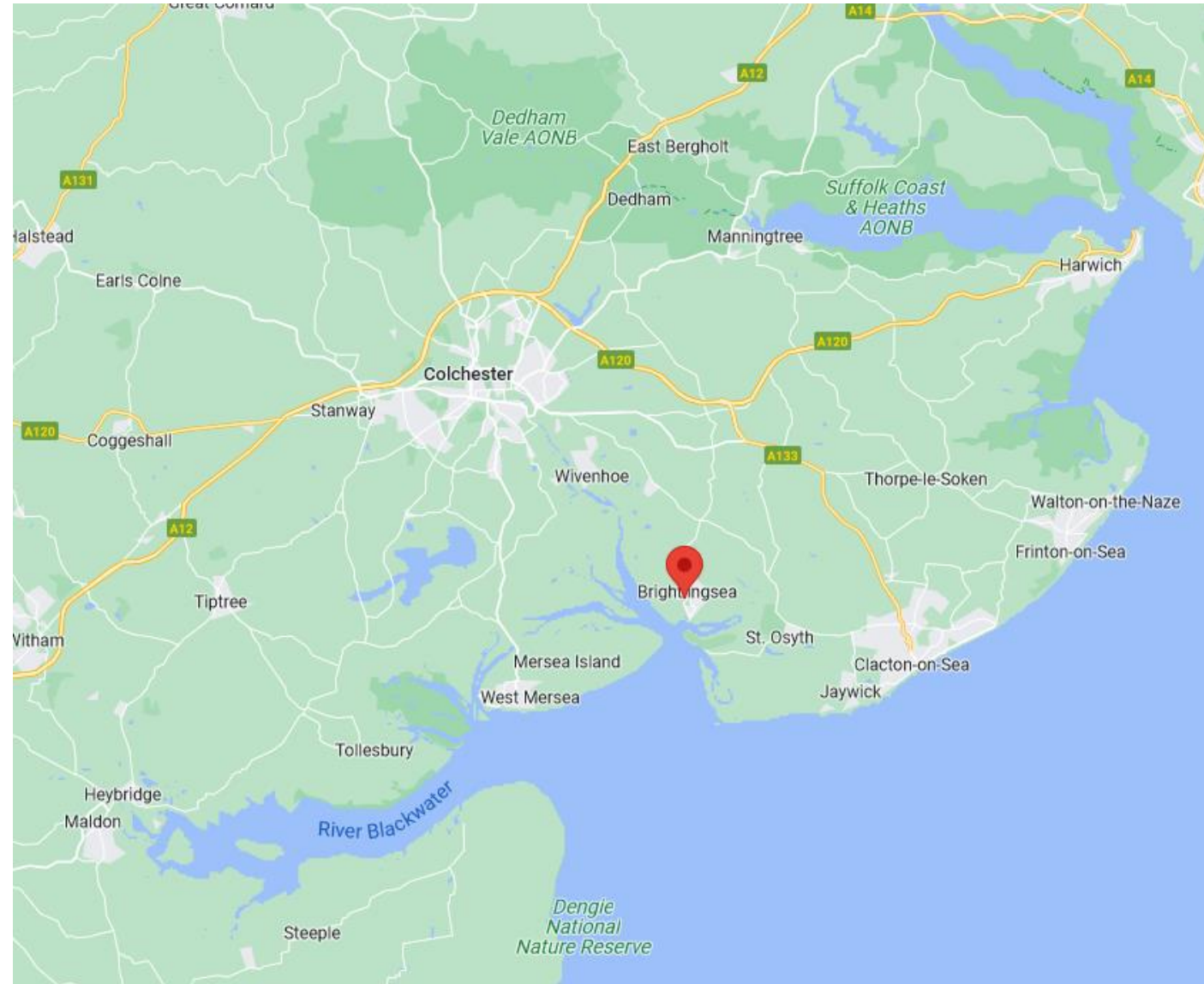
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Location:

Brightlingsea is a coastal town and an electoral ward in the Tendring district of Essex, England. It is situated between Colchester and Clacton-on-Sea, at the mouth of the River Colne, on Brightlingsea Creek. Brightlingsea is rich in seafaring history and has the distinction of being the only Cinque Port outside Kent and Sussex. The town is a haven for yachting and hosts international sailing events annually. The property is situated within 10 min walk to the town centre, which hosts number of local pubs/restaurant and retailers such as Tesco Express and Boots Pharmacy.



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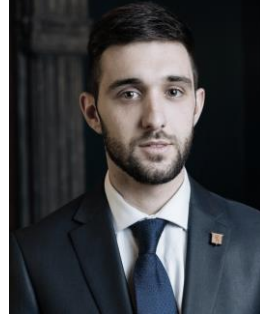
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Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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