



**MAYFIELD**  
**PLACE**  
CLACTON-ON-SEA

A UNIQUE COLLECTION OF CONVERTED, AND NEW BUILD APARTMENTS



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# THE PLACE TO LIVE

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## RE-IMAGINED AND REFINED RESIDENCES ON THE SUNSHINE COAST.

Welcome to Mayfield Place; an imposing and impressive blend of old and new in the heart of this much-loved seaside town.

The unique collection of converted, and new build apartments, offer an exciting choice of modern, chic, and comfortable accommodation arranged over four floors. The studio, one, and two bedroom apartments and penthouses all meet the needs of contemporary living without compromise.

Designed and constructed by highly experienced property professionals, the new homes reinvigorate their former footprint within the original building and the brand-new side elevation extension fuses seamlessly into the familiar landscape.

Each apartment at Mayfield Place will be a perfect timeless canvas for your own individual tastes, and a place you'll be excited to call home.

Sitting within an area surrounded by amenities, close to Clacton train station with a direct link to London Liverpool Street, and just over a five-minute walk to the beach, the development is perfectly positioned to enjoy the full benefits of the rejuvenated location.

# PROFESSIONALLY RE-IMAGINED

With thoughtfully designed layouts, each apartment on the inside has been expertly planned to utilise light and space. The stylish and contemporary design greets you everywhere, with a serene and neutral palette to allow for you to make your own statement. Latest trends have been chosen and supplied by industry leading companies and craftsmen.

The elegant interior elements and functional spaces are intended for comfort and style.

Working closely with architects and planners, to carefully marry the original façade with the new building to enhance kerb appeal and stature.



# LIFE'S A BEACH

## COLOURFUL & CHARACTERFUL

A unique and affordable coastal treat and chance to live somewhere special we think. With the beach, cafés, promenade, pier, and all amenities within walking distance from your apartment this is certainly a great place to call home.

Being the largest seaside town on the Essex sunshine coast, Clacton-on-Sea has a vibrant mix of coast, country, and urban life. A sought-after area with more and more people desiring a home close to the sea. For the commuter, regular trains run directly to London Liverpool Street making this a savvy switch from high house prices and the cost of living in the city, to extremely affordable living without compromising on lifestyle and choice. Britain's oldest town Colchester, which has recently been awarded City status, is just 28 minutes away by train or only 16 miles by car. The city of culture, compassion and creativity offers excellent employment opportunities and is home to the University of Essex and University Centre Colchester. With easy links by road, train, coach, ferry and plane and the centre of London only an hour and a half away, makes it an easily accessible destination.

When you decide to leave the comfort of your apartment, Clacton has so much to offer with everything you expect from a coastal town. The iconic pleasure pier, pavilion fun park, arcades, Princes and West Cliff Theatres, a golf course, walks along the promenade or beautiful sandy beaches, water sports, and even an airfield offering pleasure flights. For retail therapy you will find familiar national chains, independent stores, and a designer shopping village. With a variety of places to eat and drink on your doorstep, Clacton-on-Sea and surrounding areas offers something to tantalise taste buds and to suit every purse and palate.

To top it off, Clacton has an eclectic annual events programme including fetes, fairs, carnivals and the two-day annual Clacton Airshow in August. What's not to love...



# CLACTON ON SEA

## THE LOCAL AREA

AN AREA SURROUNDED BY EVERYTHING YOU NEED

### RECREATION

Clacton Golf Club  
Frinton Golf Club  
Clacton Aero Club  
FC Clacton  
Clacton Rugby Union  
Clacton Bowling Club

Clacton Leisure Centre  
Clacton Pavilion  
Tendring Ramblers  
Curve Water Sports Aqua Park  
Clacton Cycling Tracks

Monty's Equestrian Centre  
Push Kite Surfing School  
Martello Tower Geocaching  
Little Clacton Tennis Club  
Century Cinema  
St Osyth Priory

### SCHOOLS

#### PRIMARY SCHOOLS

Alton Park Junior School  
White Hall Academy  
Great Clacton COE Junior School

#### SECONDARY SCHOOLS

Clacton County High School  
Clacton Coastal Academy  
Tendring Technology College

### FOOD & DRINK

Martello Lounge  
The Kingscliff Hotel  
The Boardwalk  
Aroy Thai

Prezzo  
Franco's  
The Robin Hood  
Black Rock

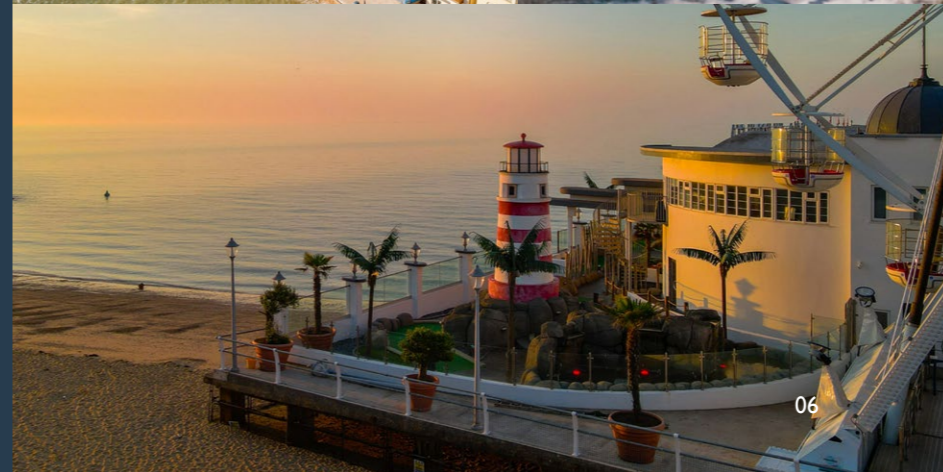
Golden Curry  
My Big Fat Greek Taverna  
Blue Garden Café  
Flags Café

### AMENITIES

Post Office Ltd  
St James Surgery  
Town View Dental  
Boots Opticians  
Clacton Common Shopping Village  
Morrisons

Lidl  
Aldi  
Tesco  
Lloyds Pharmacy  
Post Office Ltd  
Marks & Spencer (opening soon)

STATION ROAD, CLACTON-ON-SEA





# SPECIFICATION

## STYLE & DESIGN

### KITCHEN

- Individually Designed
- Benchmark Contemporary Shaker Kitchen in Porcelain White
- Benchmark Square Edge Profile 22mm Oak Effect Worktop
- Electric oven & Induction hob
- Extractor fan
- Laminate or LVT Floor Finish
- Freestanding fridge / freezer

### BATHROOM & ENSUITE

- Contemporary White Sanitary Ware
- Porcelain Part-Tiled Walls
- \*Heated Chrome Towel Radiator
- Contemporary Chrome Taps
- Laminate or LVT Floor Finish

### FLOORING

- Laminate or LVT Floor Finish to Entrance Kitchen & Bathroom
- Carpets to Living Area & Bedrooms

### JOINERY

- Traditional Architrave and Skirting Finished in Satin Wood Brilliant White

### DOORS

- Contemporary Linear White Internal Fire Doors
- Brushed Satin Ironmongery

### LIGHTING

- LED Downlights to Kitchen & Bathroom Areas
- Pendants to Bedrooms

### DECORATION

- Walls, Ceilings & Joinery Finished in Matt White

### TECH

- Smoke Detectors to each Apartment
- TV/Phone Points to Living Areas
- Mains Linked Fire Alarm System
- Smart Meter to all Apartments

### HEATING

- Electric Heating System
- Hot Water Cylinder

### EXTERNAL

- Yale Locking System to Timber Front Door
- Double Glazed Windows
- Controlled Intercom Entry System
- Cycle Store

### WARRANTY

- 10-year building warranty by ICW

### GENERAL

- Apartments are arranged over two buildings with their own secure communal entrance yale rim dead latch and three lever mortice dead locks to apartment front doors.

### EXTERIOR MATERIALS

- Compton Weathered Facing Brick in Flemish Bond
- Brick Face Work
- Stone Work Window Cill
- Common Fletton Brick Work to Rear Elevation
- UPVCC Mock Sash Windows to Rear Elevation
- Mansard Slate Roof

\*Not applicable to all apartments

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AN IMPOSING & IMPRESSIVE BLEND  
OF OLD AND NEW

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# A COASTAL REMEDY

## GET YOUR VITAMIN SEA:

### WHY LIVING ON THE COAST IS BETTER FOR YOU

Immune Boosting Sea Breeze  
Vitamin Sea = More Vitamin D  
Better Physical Health

Improved Sleep  
Makes Us Calmer  
Better Mental Health & Happiness

Locally Sourced Fresh Sea Food  
Increased Creativity & Play  
Cold Water Swimming for Mindfulness

### WHAT IS BLUE SPACE?

Blue space is essentially any place where we find water. We know natural environments are good for us. Research widely documents the advantages of spending time in green space. Blue space is no different.

In fact, it may just hold the trump card when it comes to its restorative effects. It seems nature really is healing, with blue space having the edge over other nature areas. It seems the sea, lakes and rivers really can make a difference to our well-being.





# WHY BUY NEW

## A BLANK CANVAS.

Updating a previous owner's design can be time-consuming and expensive. At Mayfield Place, you will have the ideal blank canvas to add your own personality and style without the hard work.

## NO SURPRISES.

No need for repairs or concerns of unbudgeted costs such as a new boiler or structural repair. The low-maintenance and efficient apartments are offered with a 10-year warranty for peace of mind.

## BRAND NEW FINISHES & FITTINGS.

Everything you see will have just been installed. With the modern fixtures and fittings painted, varnished, and polished with no wear and tear.

## MORE CERTAINTY.

Buying a new home means you eliminate at least one element of uncertainty: you won't have to worry about the seller's end of the deal falling through. As well as being convenient for you, this can also be an attractive hook for buyers of your own property if you are selling.

## NEW APPLIANCES.

New appliances are ready for you to use as soon as you move in and there will be no need for you to think about replacing fridges, ovens, or showers.

## ENERGY EFFICIENCY.

Modern properties are designed with energy performance in mind, including insulation and efficient heating systems, so you can expect to pay less for your heating bills – as well as reducing your impact on the environment.

# TRADITIONAL ON THE OUTSIDE BUT STUNNINGLY MODERN ON THE INSIDE

## ENJOY.

Inspired by contemporary aesthetics, every aspect of the interior finishing has been carefully considered by our interior design team. It's the little things that are important to us. We want you to feel at home and have the quality you desire whilst allowing for the space to add your own finishing touches and favourite pops of colour and fabrics.

## CREATE.

Our kitchens are designed to offer the perfect balance between contemporary and classic. Fitted with the latest cabinetry and integrated appliances and all individually designed allowing you the space and functionality to cook up culinary creations in the kitchen.

## ESCAPE.

Our timeless bathrooms bring an added touch of indulgence, making ideal spaces in which to relax and unwind. The porcelain tiles, satin chrome fittings and contemporary white sanitary ware have all been chosen with style and function in mind. With large windows, high-ceilings, neutral carpets and soft white walls, the bedrooms offer a space for calm and relaxation. Ready for you to dress the room to your heart's desire.

## REST ASSURED.

Each of the sixteen new apartments are offered with a 10-year warranty.

# TWO BUILDINGS ONE VISION

## A SYMPATHETIC CONVERSION & CONTEMPORARY NEW BUILD.

Two buildings, one vision. Choose from one of the classically converted apartments that ooze originality or one of the four brand-new contemporary and unique two-bedroom apartments.

Mayfield Place, along with surrounding new development and regeneration will refine the landscape and set the scene for a brand-new neighbourhood vibe. The new apartments and penthouses are perfect for couples, or individuals who are just taking their first or next step on the property ladder or those wishing to downsize or retire to the coast.



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. Areas of future residential development are shown for illustration only and are subject to planning. Boundary landscaping is subject to change. Roof colours relate to collection type and are not representative of true colour. The development plan is not to scale. Parking spaces shown are indicative only and parking restrictions may apply. Please speak to our Sales Consultant for further information on parking availability. March 2023.

# GROUND FLOOR

APARTMENTS 1,2,3,4 & 5

APARTMENT 1 (TOTAL 674 SQ. FT)	
LIVING ROOM	4.94 M X 4.93 M
KITCHEN	4.695 M X 1.735 M
BEDROOM	4.93 M X 3.975 M

(ALLOCATED PARKING)

APARTMENT 2 (TOTAL 404 SQ. FT)	
STUDIO	6.875 M X 3.315 M
KITCHEN	2.380 M X 2.11 M

APARTMENT 3 (TOTAL 511 SQ. FT)	
LIVING ROOM	4.05 M X 3.905 M
KITCHEN	4.05 M X 2.10 M
BEDROOM	3.875 M X 3.855 M

APARTMENT 4 (TOTAL 413 SQ. FT)	
STUDIO	6.12 M X 3.38 M
KITCHEN	2.175 M X 2.25 M

APARTMENT 5 (TOTAL 560 SQ. FT)	
LIVING ROOM	4.515 M X 3.98 M
KITCHEN	2.170 M X 2.21 M
BEDROOM 1	3.50 M X 2.795 M
BEDROOM 2	4.185 M X 2.41 M

(ALLOCATED PARKING)



# FIRST FLOOR

APARTMENTS 6,7,8 & 9

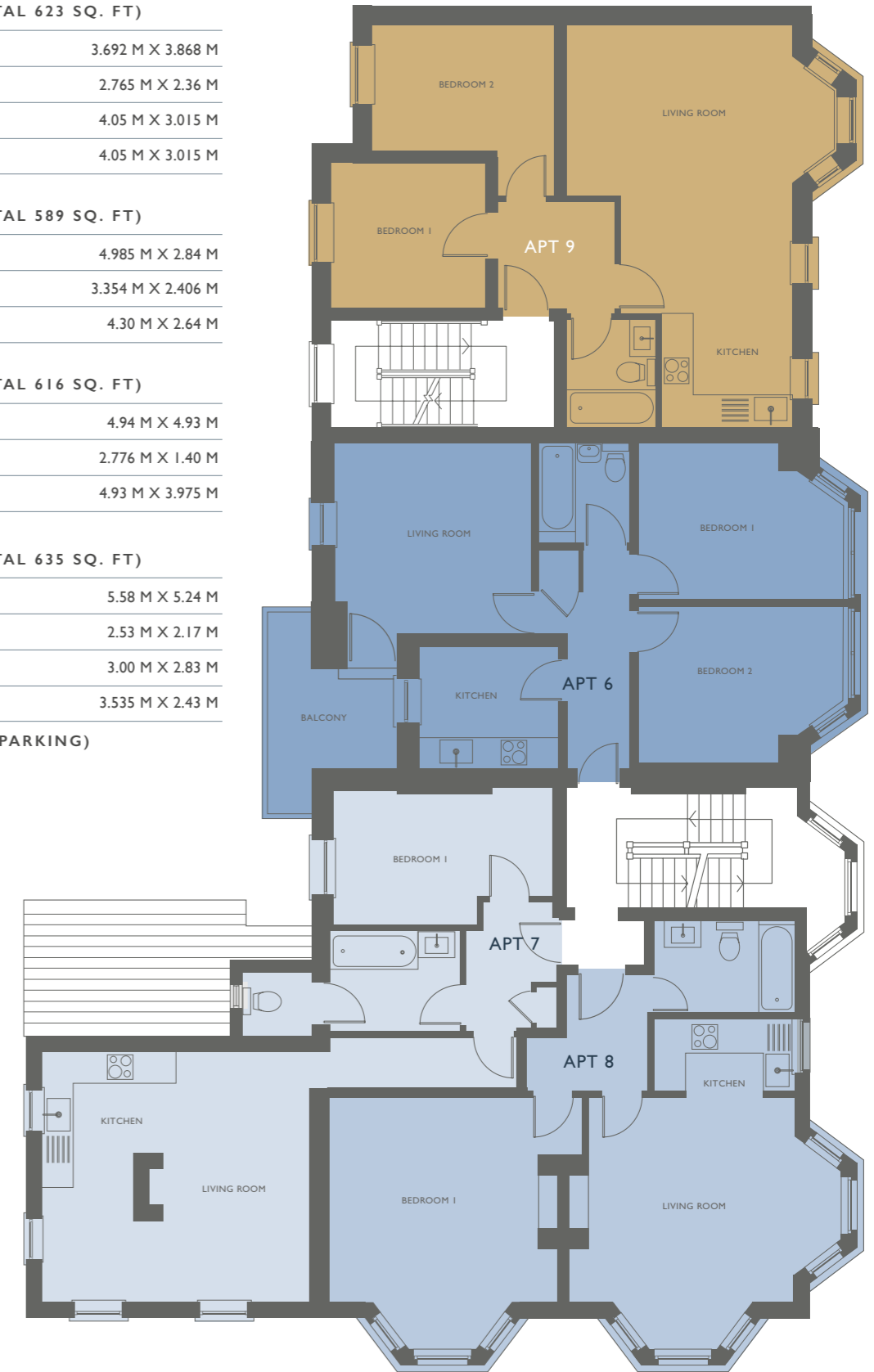
APARTMENT 6 (TOTAL 623 SQ. FT)	
LIVING ROOM	3.692 M X 3.868 M
KITCHEN	2.765 M X 2.36 M
BEDROOM 1	4.05 M X 3.015 M
BEDROOM 2	4.05 M X 3.015 M

APARTMENT 7 (TOTAL 589 SQ. FT)	
LIVING ROOM	4.985 M X 2.84 M
KITCHEN	3.354 M X 2.406 M
BEDROOM 1	4.30 M X 2.64 M

APARTMENT 8 (TOTAL 616 SQ. FT)	
LIVING ROOM	4.94 M X 4.93 M
KITCHEN	2.776 M X 1.40 M
BEDROOM 1	4.93 M X 3.975 M

APARTMENT 9 (TOTAL 635 SQ. FT)	
LIVING ROOM	5.58 M X 5.24 M
KITCHEN	2.53 M X 2.17 M
BEDROOM 1	3.00 M X 2.83 M
BEDROOM 2	3.535 M X 2.43 M

(ALLOCATED PARKING)



All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. Total Internal Floor Space measurement excludes outdoor areas. They are to finished measurements and are not intended for carpet sizes or items of furniture. The developer operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Boiler positions may be subject to change. Please ask the Selling Agents for detailed information regarding specific properties.

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## SECOND FLOOR

APARTMENTS 10, 11, 12 & 13

### APARTMENT 10 (TOTAL 621 SQ. FT)

LIVING ROOM	3.868 M X 3.69 M
KITCHEN	2.86 M X 2.36 M
BEDROOM 1	4.068 M X 3.015 M
BEDROOM 2	4.068 M X 3.045 M

### APARTMENT 11 (TOTAL 538 SQ. FT)

LIVING ROOM	3.66 M X 2.90 M
KITCHEN	3.66 M X 2.515 M
BEDROOM 1	4.35 M X 2.915 M

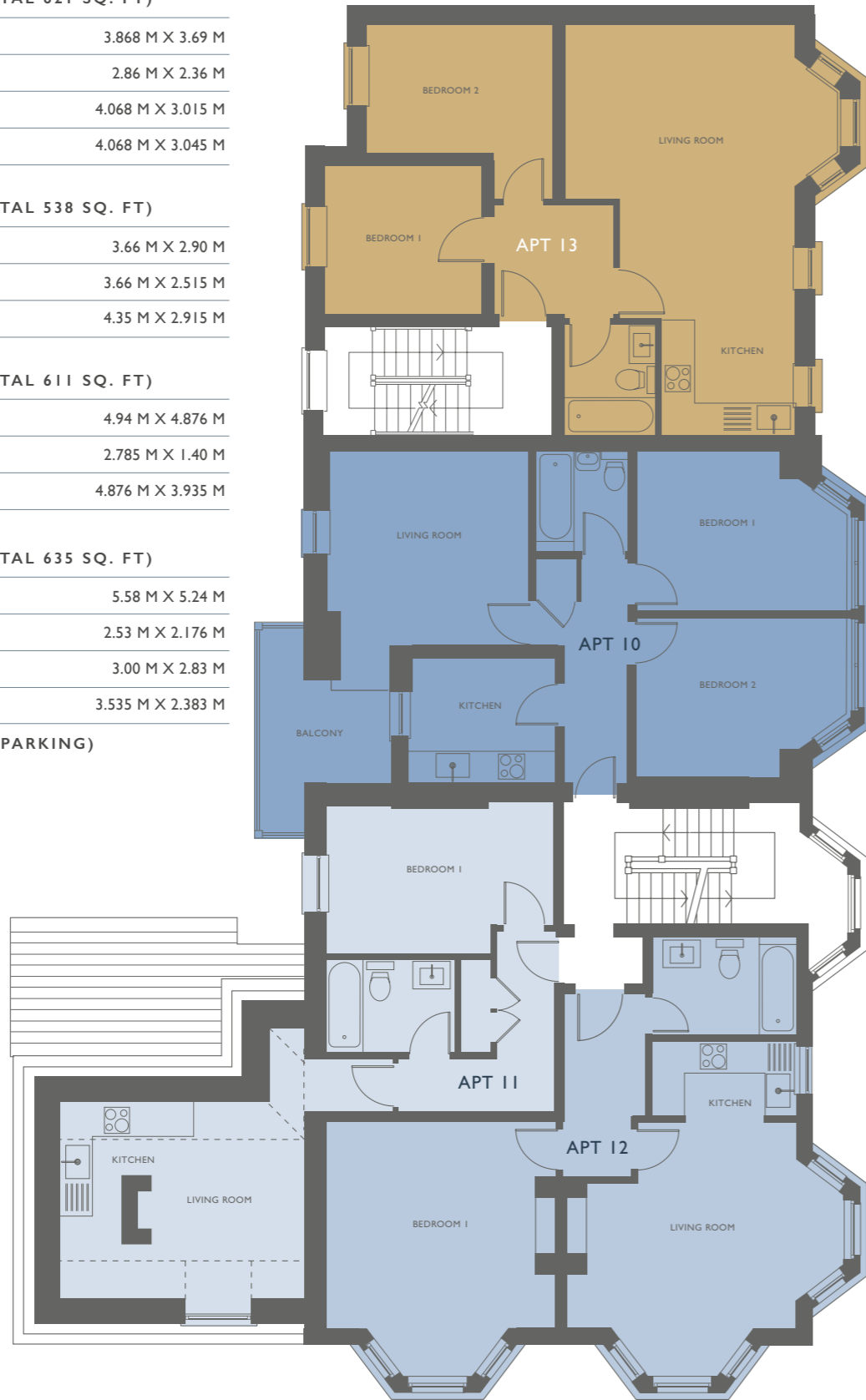
### APARTMENT 12 (TOTAL 611 SQ. FT)

LIVING ROOM	4.94 M X 4.876 M
KITCHEN	2.785 M X 1.40 M
BEDROOM 1	4.876 M X 3.935 M

### APARTMENT 13 (TOTAL 635 SQ. FT)

LIVING ROOM	5.58 M X 5.24 M
KITCHEN	2.53 M X 2.176 M
BEDROOM 1	3.00 M X 2.83 M
BEDROOM 2	3.535 M X 2.383 M

(ALLOCATED PARKING)



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## THIRD FLOOR

APARTMENTS 14, 15 & 16

### PENTHOUSE APARTMENT 14 (TOTAL 556 SQ. FT)

LIVING ROOM	4.005 M X 3.735 M
KITCHEN	3.735 M X 2.085 M
BEDROOM 1	6.09 M X 3.50 M

### PENTHOUSE APARTMENT 15 (TOTAL 752 SQ. FT)

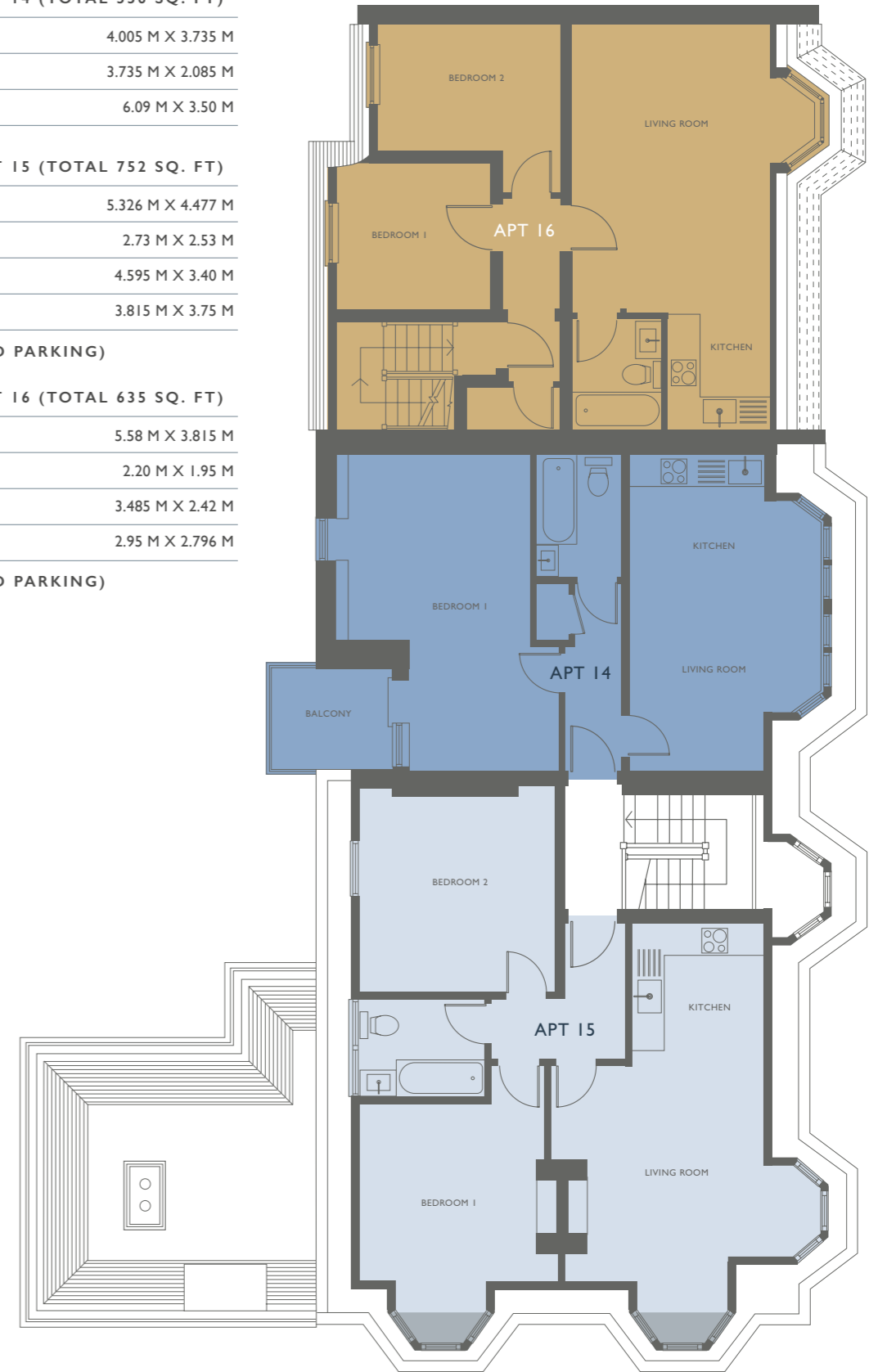
LIVING ROOM	5.326 M X 4.477 M
KITCHEN	2.73 M X 2.53 M
BEDROOM 1	4.595 M X 3.40 M
BEDROOM 2	3.815 M X 3.75 M

(ALLOCATED PARKING)

### PENTHOUSE APARTMENT 16 (TOTAL 635 SQ. FT)

LIVING ROOM	5.58 M X 3.815 M
KITCHEN	2.20 M X 1.95 M
BEDROOM 1	3.485 M X 2.42 M
BEDROOM 2	2.95 M X 2.796 M

(ALLOCATED PARKING)



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# EXPERTISE YOU CAN RELY ON

“WE CREATE HIGH QUALITY, WELL DESIGNED AND ENDURING SPACES AND PLACES FOR PEOPLE TO CALL HOME”.

At Orwell Build Limited, we believe that great developments are more than just buildings. We look to enhance the lives of those who are impacted, by responding to local, social, and economic benefits, whilst delivering projects with consideration and thought.

Drawing on our collective experience and passion about what we do, we are proud to place individuality and excellence at the heart of each project. Achieved by hand-picking and collaborating with like-minded contractors, architects, investors, and designers. We believe in both innovation and tradition when designing our projects to enable us to embrace current trends and solutions whilst maintaining proven practices.

Our specialisms include new builds, renovations, extensions and landscaping throughout Suffolk and Essex. We work with our partners to breathe life into pre-loved sites and buildings of a mix of houses and apartments. We are not a volume developer, we cherish and relish the more unique projects with potential to provide private or new affordable homes and to enhance the wider community and landscape.

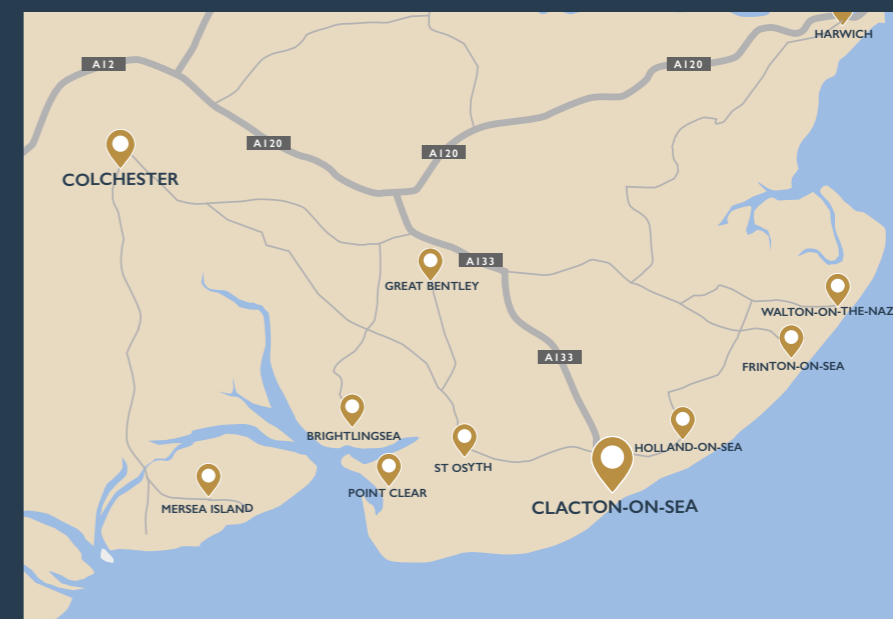


# FIND US

MAYFIELD PLACE, 93 STATION ROAD, CLACTON-ON-SEA , ESSEX CO15 1TW



A fantastic development offering brand-new apartments with versatile accommodation, located in the seaside town of Clacton-on-Sea. Within walking distance to high street shops and beachfront, with a great choice of cafés, restaurants, and amenities.



FOR FURTHER INFORMATION  
Call: 01206 863900 or Email: [sales@jackson-ps.co.uk](mailto:sales@jackson-ps.co.uk)



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**FURTHER INFORMATION**

Call: 01206 656007 or Email: [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)



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