



PARK GATE

C O R N E R

LITTLE CLACTON



PARK GATE CORNER IS AN EXCITING NEW DEVELOPMENT OF 62 PRIVATE BUNGALOWS IN LITTLE CLACTON.

Built by reputable developers Oakland Country Homes, these properties will be finished to a high specification throughout and there are a range of two and three bedroom options to suit all budgets.

Getting here

You can visit the site by popping the postcode into your satnav: **CO16 9RZ**. Once here, you will be guided to the sales office by our signs.

Or use WhatThreeWords: **/// fills.ship.atomic**

SITE PLAN



KEY

- **The Kensington**
3 bed detached bungalow
- **The Regent**
3 bed link-detached bungalow
- **The Richmond**
3 bed semi-detached bungalow
- **The Victoria**
2 bed detached bungalow
- **The Hyde**
2 bed link-detached bungalow
- **The Brompton**
2 bed semi-detached bungalow
- **The Greenwich**
2 bed mid-terrace bungalow

- Communal Bin Collection Point**
- E/S - Electrical Sub-Station**
- P/S - Pumping Station**



SPECIFICATION

GENERAL

- ⌞ Composite entrance doors
- ⌞ UPVC Double glazed windows
- ⌞ USB Sockets to most rooms
- ⌞ TV Points to lounge and bedrooms
- ⌞ Underfloor heating with zonal controls
- ⌞ Air source heat pumps
- ⌞ White-painted cottage style internal doors
- ⌞ Internal walls painted in 'Egyptian Cotton'
- ⌞ 10 Year structural warranty provided by BuildZone

GARAGE

- ⌞ Up-and-over door
- ⌞ Power and light socket

BATHROOMS

- ⌞ Part tiled walls *
- ⌞ Vanity units
- ⌞ Chrome towel rail
- ⌞ LED Spotlights

KITCHEN

- ⌞ Kitchens by Peldon Kitchens *
- ⌞ Integrated NEFF appliances to include; oven, induction hob, extractor, fridge/freezer, dishwasher and washing machine
- ⌞ LED Spot lights

OUTSIDE

- ⌞ Outside lighting
- ⌞ Outside tap
- ⌞ Turfed gardens
- ⌞ Closeboard fencing
- ⌞ Slabbed patio area
- ⌞ EV Charger

* Choice of style depending on build stage.



THE KENSINGTON

THE KENSINGTON

Three bedroom detached bungalow with garage.
Total Area 1,163 sq. ft. (108.0 sq. m.)

Kitchen/Diner

20ft 9in x 13ft 4in
6.32m x 4.06m

Lounge

20ft 3in x 14ft 0in
6.17m x 4.27m

Master Bedroom

17ft 0in x 10ft 2in
5.18m x 3.10m

Ensuite

5ft 11in x 5ft 6in
1.80m x 1.68m

Bedroom Two

10ft 4in x 9ft 5in
3.15m x 2.87m

Bedroom Three

10ft 9in x 9ft 2in
3.28m x 2.79m

Bathroom

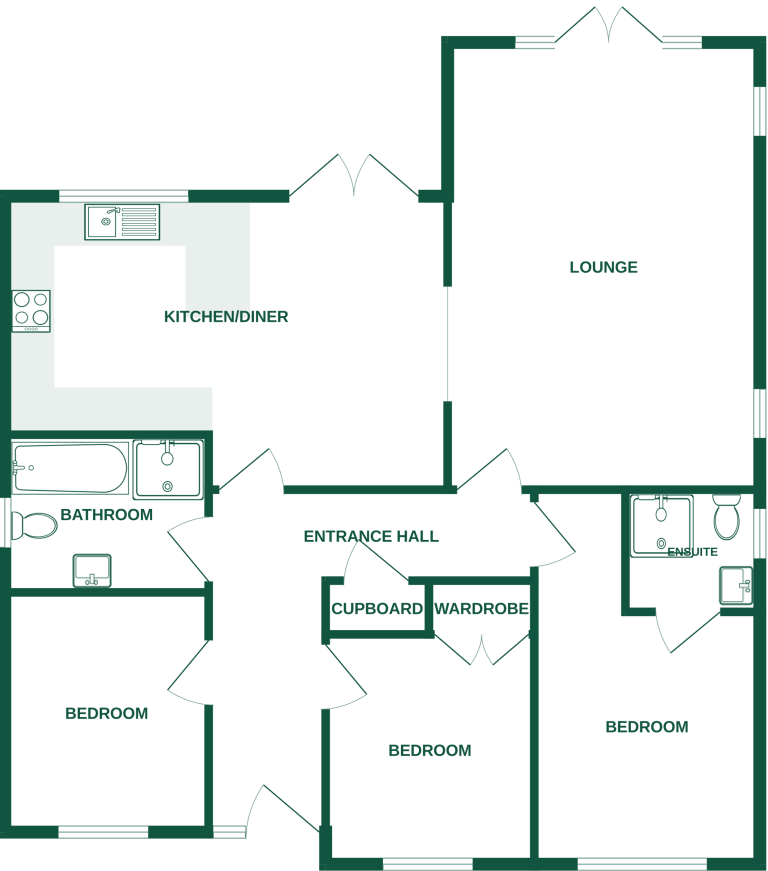
9ft 2in x 7ft 1in
2.79m x 2.16m

Plots:

1, 2, 3, 8, 9, 10, 34, 37, 38, 39, 40, 41, 44, 45, 46, 78, 79, 80, 81

CGIs and Floorplans are indicative only. Whilst accurate at the time of print, final finishes and layouts may vary slightly. Dimensions are provided as a guide only and floor areas do not include garages where applicable.

Floorplan





THE REGENT (TYPE A)

THE REGENT (TYPE A)

Three bedroom link-detached bungalow with garage.
Total Area 1,023 sq. ft. (95.0 sq. m.)

Kitchen/Living Room

25ft 8in x 14ft 3in
7.82m x 4.34m

Utility Room

9ft 0in x 5ft 8in
2.74m x 1.73m

Master Bedroom

11ft 5in x 11ft 3in
3.48m x 3.43m

Ensuite

7ft 11in x 4ft 3in
2.41m x 1.3m

Bedroom Two

12ft 7in x 9ft 0in
3.84m x 2.74m

Bedroom Three

11ft 5in x 9ft 11in
3.48m x 3.02m

Bathroom

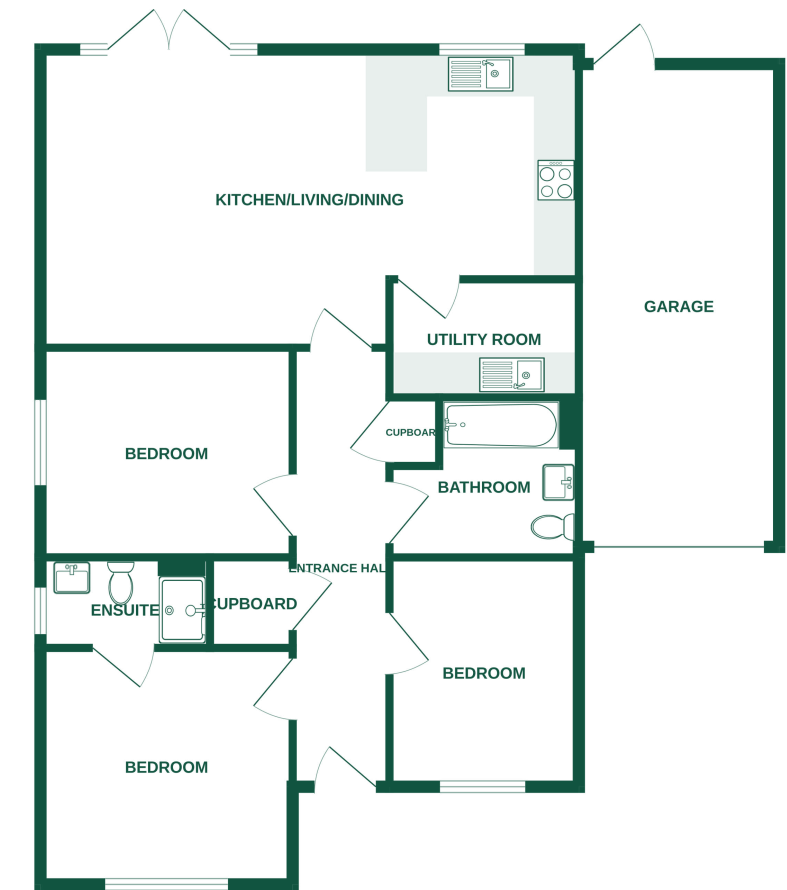
9ft 0in x 7ft 7in
2.74m x 2.31m

Plots:

4, 5, 42, 43, 47, 48, 49, 50, 51, 52, 58, 59, 60, 61

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Floorplan





THE REGENT (TYPE B)

THE REGENT (TYPE B)

Three bedroom link-detached bungalow with garage.
Total Area 1,023 sq. ft. (95.0 sq. m.)

Kitchen/Living Room

25ft 8in x 14ft 3in
7.82m x 4.34m

Utility Room

9ft 0in x 5ft 8in
2.74m x 1.73m

Master Bedroom

11ft 5in x 11ft 3in
3.48m x 3.43m

Ensuite

7ft 11in x 4ft 3in
2.41m x 1.3m

Bedroom Two

12ft 7in x 9ft 0in
3.84m x 2.74m

Bedroom Three

11ft 5in x 9ft 11in
3.48m x 3.02m

Bathroom

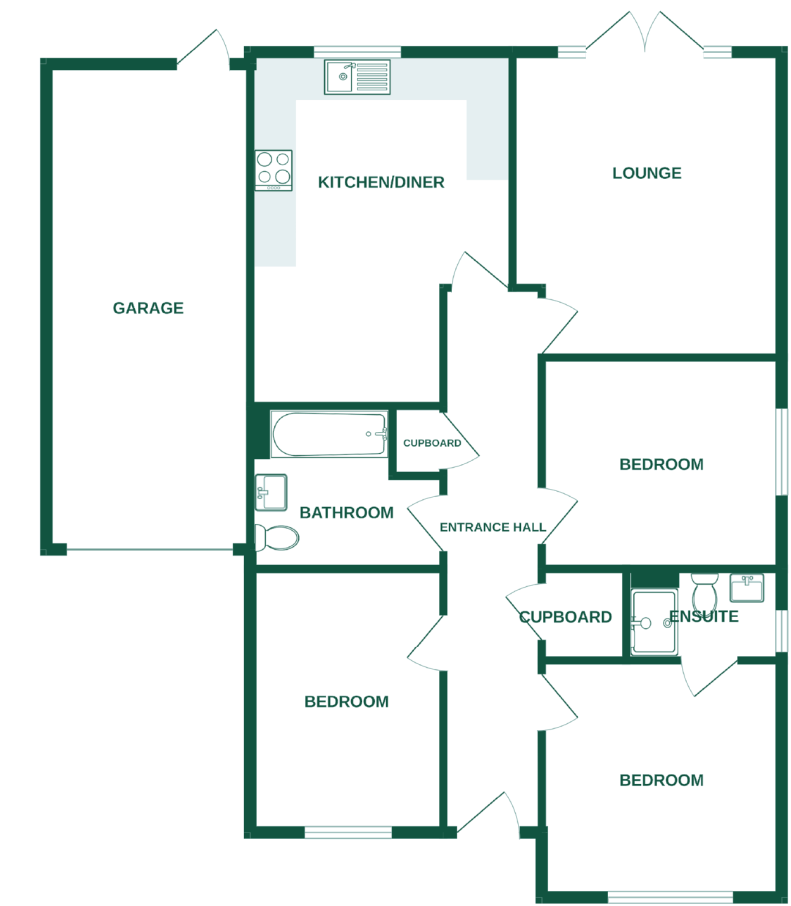
9ft 0in x 7ft 7in
2.74m x 2.31m

Plots: As Regent A

Note: Any Regent plots (Regent A) can be altered subject to construction.

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Floorplan





THE RICHMOND

THE RICHMOND

Three bedroom semi-detached bungalow with garage.
Total Area 1,023 sq. ft. (95.0 sq. m.)

Kitchen/Living Room

25ft 11in x 14ft 4in
7.9m x 4.38m

Utility Room

9ft 1in x 5ft 8in
2.78m x 1.73m

Master Bedroom

11ft 8in x 11ft 5in
3.55m x 3.47m

Ensuite

8ft 2in x 4ft 3in
2.49m x 1.3m

Bedroom Two

11ft 8in x 10ft 0in
3.55m x 3.04m

Bedroom Three

11ft 1in x 9ft 1in
3.37m x 2.78m

Bathroom

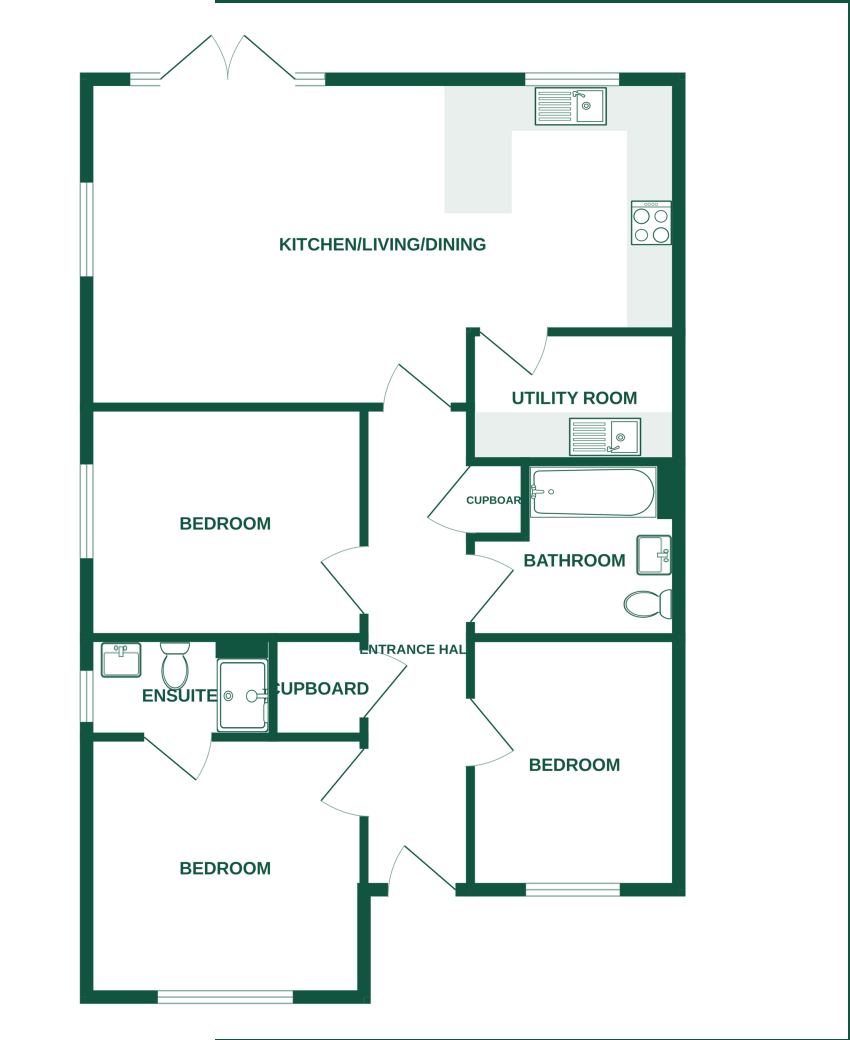
9ft 1in x 7ft 8in
2.78m x 2.35m

Plots:

6, 7, 11, 12, 32, 33, 35, 36

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Floorplan





THE HYDE

THE HYDE

Two bedroom link-detached bungalow with garage.
Total Area 731 sq. ft. (67.9 sq. m.)

Kitchen/Living Room

21ft 3in x 19ft 8in
6.49m x 6m

Master Bedroom

16ft 1in x 10ft 11in
4.91m x 3.32m

Bedroom Two

9ft 11in x 9ft 8in
3.03m x 2.8m

Bathroom

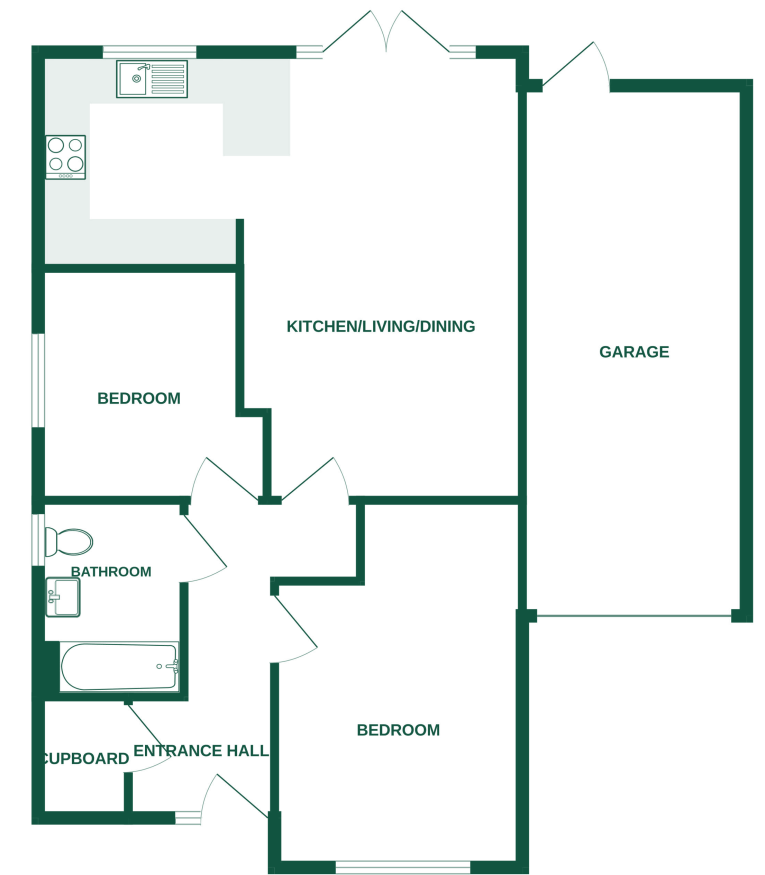
8ft 8in x 6ft 5in
2.63m x 1.95m

Plots:

70, 71, 72, 73, 74, 75, 76, 77

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Floorplan





THE BROMPTON

THE BROMPTON

Two bedroom semi-detached/end-terrace bungalow.
Total Area 731 sq. ft. (67.9 sq. m.)

Kitchen/Living Room

21ft 1in x 19ft 7in
6.43m x 5.97m

Master Bedroom

15ft 11in x 10ft 9in
4.85m x 3.28m

Bedroom Two

9ft 11in x 8ft 10in
3.03m x 2.69m

Bathroom

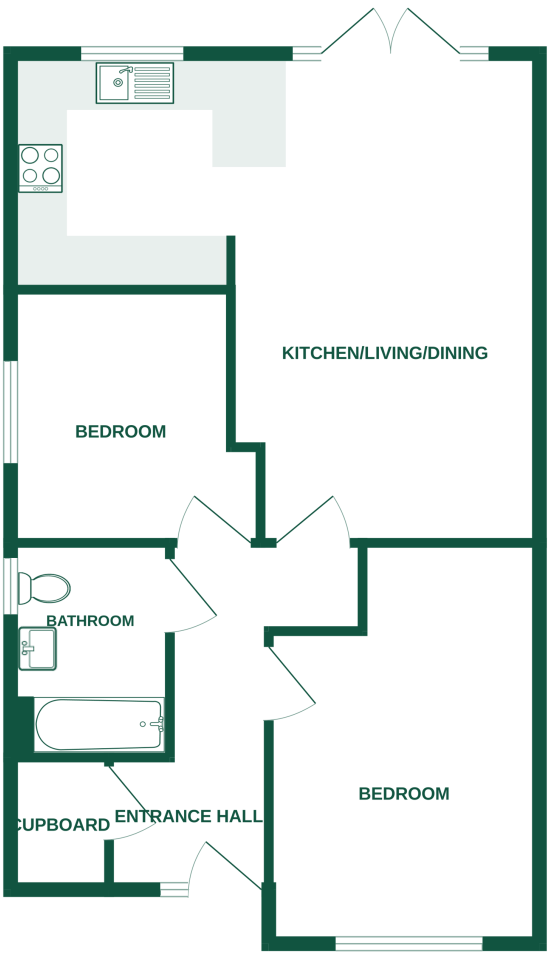
8ft 5in x 6ft 3in
2.57m x 1.91m

Plots:

Semi Detached: 53, 54, 65, 66, 67, 68 | End Terrace: 55, 57, 62, 64

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Floorplan





Two bedroom mid-terrace bungalow.
Total Area 731 sq. ft. (67.9 sq. m.)

22ft 8in x 18ft 3in
6.91m x 5.56m

15ft 0in x 9ft 11in
4.57m x 3.02m

11ft 5in x 8ft 4in
3.48m x 2.54m

8ft 4in x 8ft 4in
2.54m x 2.54m

56, 63

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This floor plan illustrates a 1-bedroom apartment layout. The main living area, labeled "KITCHEN/LIVING/DINING", is located at the top of the unit. To the left of this area is a "BATHROOM" containing a toilet, a sink, and a bathtub. Below the bathroom is a "BEDROOM". To the right of the kitchen/living/dining area is a kitchenette featuring a four-burner stove and a refrigerator. Below the kitchenette is a "CUPBOARD" and an "ENTRANCE HALL". The entrance hall provides access to a second "BEDROOM" on the right side of the unit. The plan also shows a "CLOSET" area near the entrance hall and a "BATHROOM" near the top left bedroom.

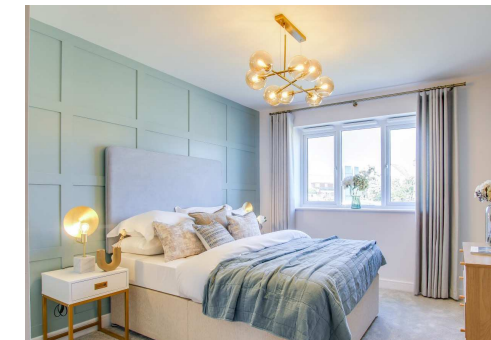
OAKLAND COUNTRY HOMES

Oakland Country Homes are a local developer who continue to build upon their reputation for delivering high quality homes and was recently commended by Senior Planner on their scheme at Chalkney Meadow in Earls Colne.

Their site team provide a hands-on approach during construction to ensure exceptional quality is maintained from start to finish. They also provide high levels of customer care and believe constructing quality homes with happy customers is the main priority.



PAST DEVELOPMENTS



NURSERY FIELD, THORPE-LE-SOKEN

A small development of 10 high-specification Bungalows in the sought-after village of Thorpe-le-soken.

CHALKNEY MEADOWS, EARLS COLNE

An exclusive development of three and four bedroom luxury properties in the small village of Earls Colne.



ENJOY RURAL AND COASTAL LIVING IN LITTLE CLACTON.

Little Clacton is a small yet well-connected village offering the perfect balance of peaceful surroundings and accessibility.

Nestled just an 8 minute drive from the coastline, Park Gate Corner residents enjoy easy access to sandy beaches and an award winning pier providing an exciting day out. Local amenities, such as the Clacton Shopping Village offering an array of shops and eateries, and a Morrisons supermarket with a café complete this convenient location.

Conveniently positioned, Park Gate Corner is an 8 minute drive from Clacton mainline train station with regular trains to London.



Relax and unwind at the local spa

For those seeking a more luxurious lifestyle, indulgence and relaxation at renowned and award-winning spa, Lifehouse, is just a short drive away

Road & Rail Connections

By Car By Rail

Park Gate Corner Little Clacton	Thorpe Station Thorpe-le-soken
Clacton-on-sea 8 Mins / 2.8 Miles	Clacton-on-sea 9 Mins
Frinton-on-sea 12 Mins / 5.3 Miles	Colchester 18 Mins
Colchester 24 Mins / 15 Miles	Chelmsford 41 Mins
Ipswich 38 Mins / 28.3 Miles	Ipswich 52 Mins
Chelmsford 49 Mins / 40 Miles	London Liverpool Street 1 Hour 19 Mins
Stanstead Airport 56 Mins / 48.6 Miles	
Gatwick Airport 1 hour 49 Mins / 99 Miles	
Heathrow Airport 1 Hour 57 Mins / 108 Miles	

All travel times and distances are approximate and are courtesy of Google and Trainline.

PARK G♠TE
C O R N E R

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(Sales office on site)

