



Church Road, Clacton On Sea, CO15 6JQ  
Price £1,375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A rare opportunity to acquire the whole of this prominent coastal development site, with outline planning permission for 60 apartments and a flexible two-phase delivery strategy. The approved concept combines the character of the existing former college building with a complementary new-build phase, close to Clacton seafront and within an area benefiting from major public investment.

The College at Clacton offers an incoming purchaser the opportunity to deliver a substantial residential scheme in two complementary parts. Phase One comprises the conversion and refurbishment of the existing building to create 31 apartments. Phase Two provides for the redevelopment of the remaining land with 29 new-build apartments.

The ability to phase the scheme may allow a purchaser to manage capital deployment, construction programming and exit strategy more efficiently. Any separate implementation or disposal of the phases will remain subject to the planning permission, approval of the necessary phasing arrangements, condition discharges, reserved landscaping details and appropriate legal documentation.

### Planning

The site benefits from outline planning permission for 60 residential apartments. The principle of development, access, appearance, layout and scale are understood to have been approved, with landscaping remaining as the reserved matter for subsequent consideration.

The scheme is understood to have no CIL liability and no affordable-housing requirement. Biodiversity provision is anticipated to be capable of being accommodated within the site. Purchasers must verify the decision notice, approved plans, obligations, conditions, biodiversity requirements and reserved-matters position directly with Tendring District Council and their own planning advisers.

### A coastal location with regeneration momentum

The site occupies a pleasant and established part of Clacton-on-Sea, close to the seafront, beach and town

centre. Its coastal position is a key feature of the opportunity, with some of the proposed apartments expected to benefit from sea views. Clacton-on-Sea railway station provides services towards Colchester and London Liverpool Street, while the town offers a broad range of shopping, education, leisure and community facilities.

Clacton is benefiting from significant government-backed regeneration. Almost £20 million of Levelling Up funding is supporting a wider Civic Quarter programme, including new homes, commercial and community space, parking improvements, and a new library and skills hub. In addition, up to £20 million is allocated over ten years through the Pride in Place programme to support locally determined priorities such as the town centre, seafront, public realm, community safety, transport, connectivity, heritage and the visitor economy.

Together, these programmes represent nearly £40 million of government-backed investment and provide a positive long-term backdrop for the redevelopment of the College site.

### Further information

- Planning decision notice and approved drawings
- Planning and supporting reports
- Available surveys and technical information
- Title documents, searches and legal information
- Site and phasing plans

Further information and viewing arrangements are available to genuinely interested parties on request.

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted

through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. **REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### Money Laundering Regulations & Referrals

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