



Church Road, Clacton On Sea, CO15 6JQ
Price £850,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An opportunity to acquire the characterful existing college building and associated Phase One land for conversion and refurbishment into 32 self-contained apartments, with 18 parking spaces. The property lies close to Clacton seafront, with some proposed apartments expected to enjoy sea views, and forms the first phase of a wider consented 60-apartment development.

The proposed sale comprises the existing building and the associated land required for its conversion and refurbishment into 31 apartments, together with 18 parking spaces. The precise sale boundary will be defined by the agreed transfer plan.

The remaining part of the wider site accommodates the proposed 29-apartment new-build phase and will be retained or sold separately. The transaction will therefore need to provide the Phase One purchaser with the rights required to develop and operate its property while protecting the delivery of the adjoining Phase Two land.

Planning

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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.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and

FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.



