

# PRIME REDEVELOPMENT SITE FOR 9 APARTMENTS & RESTAURANT

## EAST WALK SEATON DEVON EX12 2LN

- Conditional Planning Permission – Application 21/0891/FUL
- Arranged over 5 floors including undercroft parking
- Beautiful coastal and sea views
- Guide Price £1.4M

view from existing property looking SW

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE SITE – EX12 2LN

KLP are delighted to offer this prime redevelopment site situated in a stunning sea front position adjacent to the town centre. The site benefits from conditional planning permission for the erection of nine two bedroom apartments (six x c.70sqm and three x c.75sqm) over a restaurant/bar (c.217sqm) comprising the whole upper ground floor with undercroft car parking below and with lift access to all floors. The existing building has been partially demolished internally and works are currently underway with regard to the existing party wall with the adjacent building to the west. The approved redevelopment scheme is to be a stand alone building constructed on piles.

The Vendors also own No.2 Harbour Road (a vacant two storey shop highlighted in blue on the location plan below), which has a return frontage along the west side of the private drive. This property may also be available to be sold or leased subject to separate negotiation.

Access is proposed from Harbour Road to the north via a short private drive leading to the undercroft car parking entrance. Three other properties and No.2 Harbour Road have access rights over the private drive.

The proposed scheme represents an impressive and modern bespoke design offering an innovative redevelopment solution set in a great location offering stunning coastal and sea views.

## SEATON, EAST DEVON

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is a popular, bustling coastal town situated on the Jurassic Coast and Dorset and East Devon Coast World Heritage Site, within an Area of Outstanding Natural Beauty. The renowned mile-long pebble beach with esplanade opens onto the waters of Lyme Bay.

The county town of Exeter, with its international airport and direct access to the M5 motorway and A38 Devon Expressway, is some twenty miles to the west, and a mainline rail link to London Waterloo at Axminster is approximately seven miles distance. There are also regular bus services from Seaton to Exeter.

## PLANNING

East Devon District Council granted conditonal planning permission under application 21/0891/FUL for the demolition of existing public house and 3 residential apartments and construction of repacement bar/restaurant and 9 apartments, at Hook and Parrot Inn, East Walk, Seaton, EX12 2LN, dated 24 February 2022.

The site is situated within a Conservation Area.

A S106 Agreement is not applicable to this planning permission.

A comprehensive planning information pack is available upon request via a drop box link.

## COMMUNITY INFRASTRUCTURE LEVY

East Devon District Council have confirmed that a Community Infrastructure Levy of £23,329.73 is payable on the commencement of development.

## METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty.

Guide Price £1.4M

## VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300.

## CONTACT – Darryl Hendley



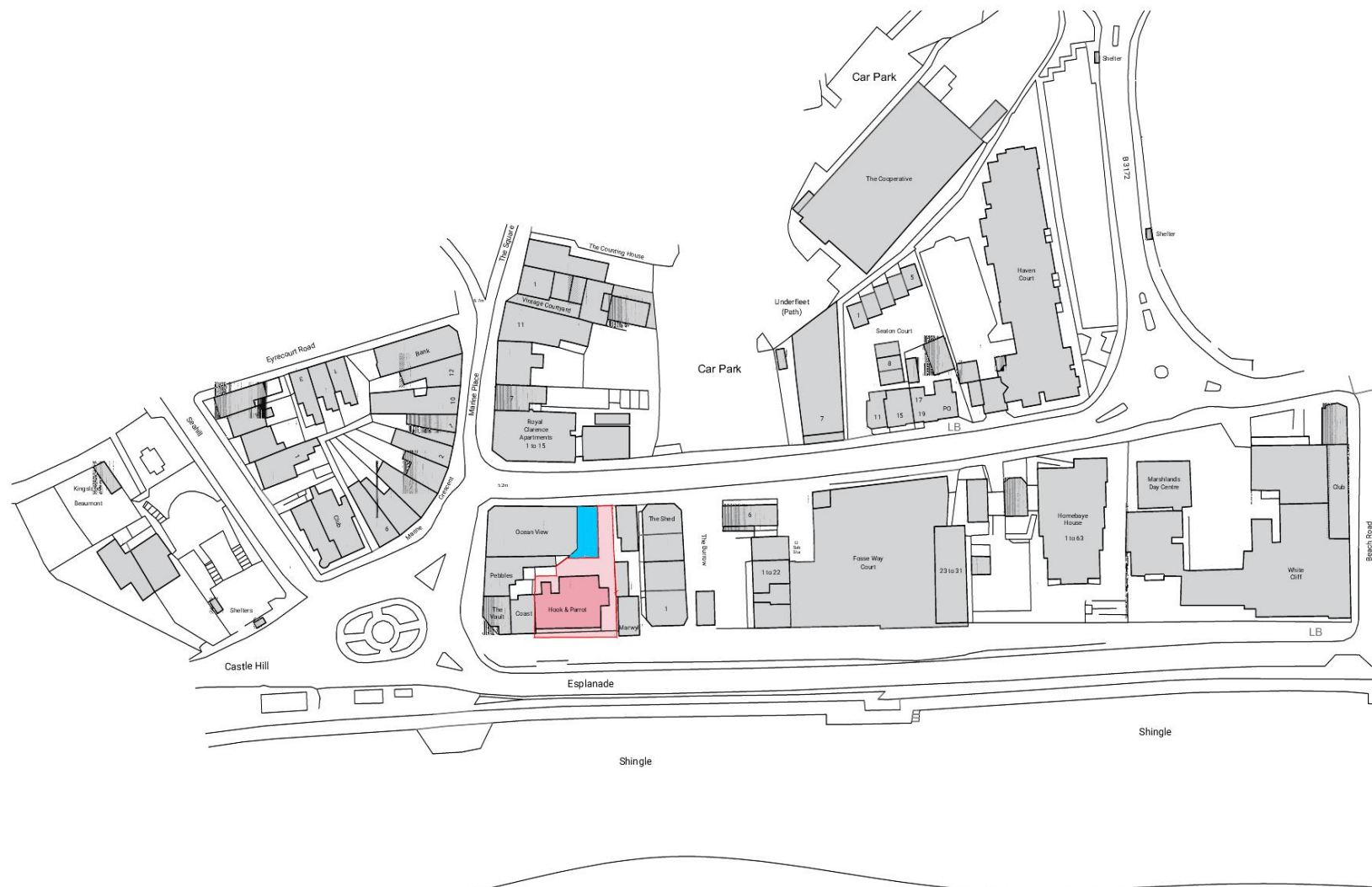
Newcourt Barton  
Clyst Road, Topsham  
Exeter, EX3 0DB  
Email: [darryl@klp.land](mailto:darryl@klp.land)

01392 879300

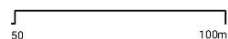
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**Ref: 792/DH/R2**

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1



Location Plan - Not to Scale  
Site highlighted in red, No.2  
Harbour Rd highlighted in blue

C	06.10.21	Site Map removed from drawing.
B	05.10.21	Red line amended.
A	01.10.21	Red line amended.
REVISION	DATE	DESCRIPTION

DWG. NO. 087.01

REV. C

	DATE:
Planning	Oct 21
Location Map	SCALE: 1:1250 @A3
Replacement of bar/restaurant and 9 apartments, Seaton.	JOB: 087

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As the project progresses, dimensions must be checked as the project progresses to ensure that the dimensions are correct.

Dimensions must be reported immediately.

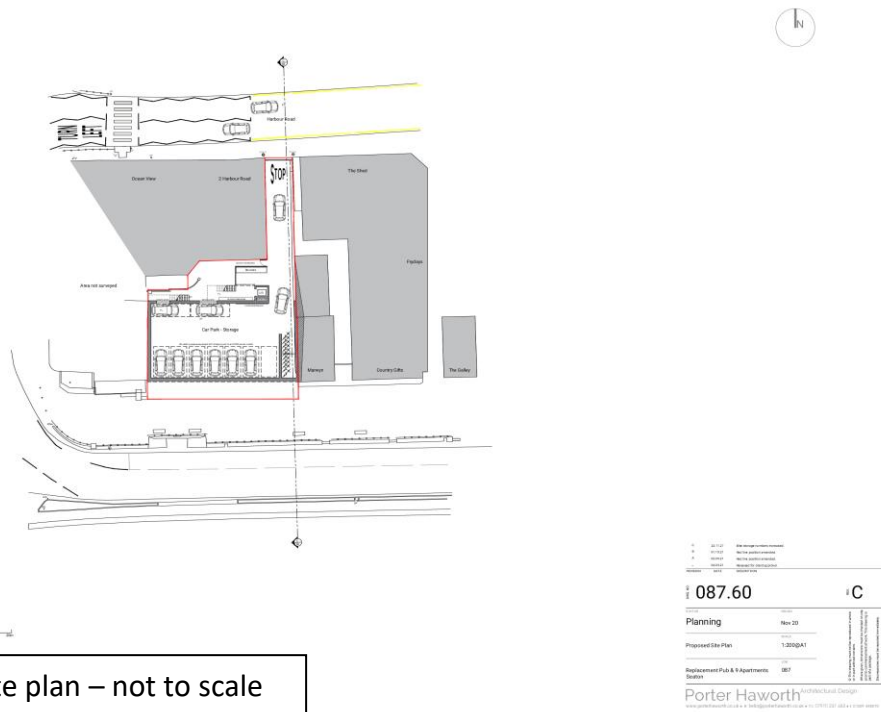
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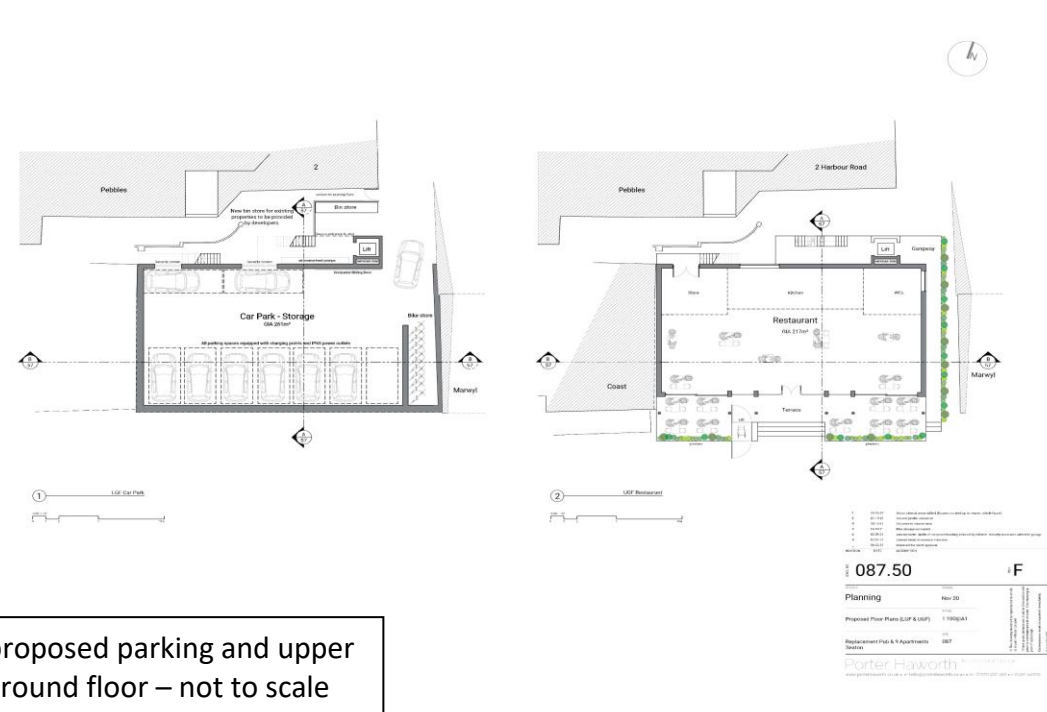


computer generated image of proposed development

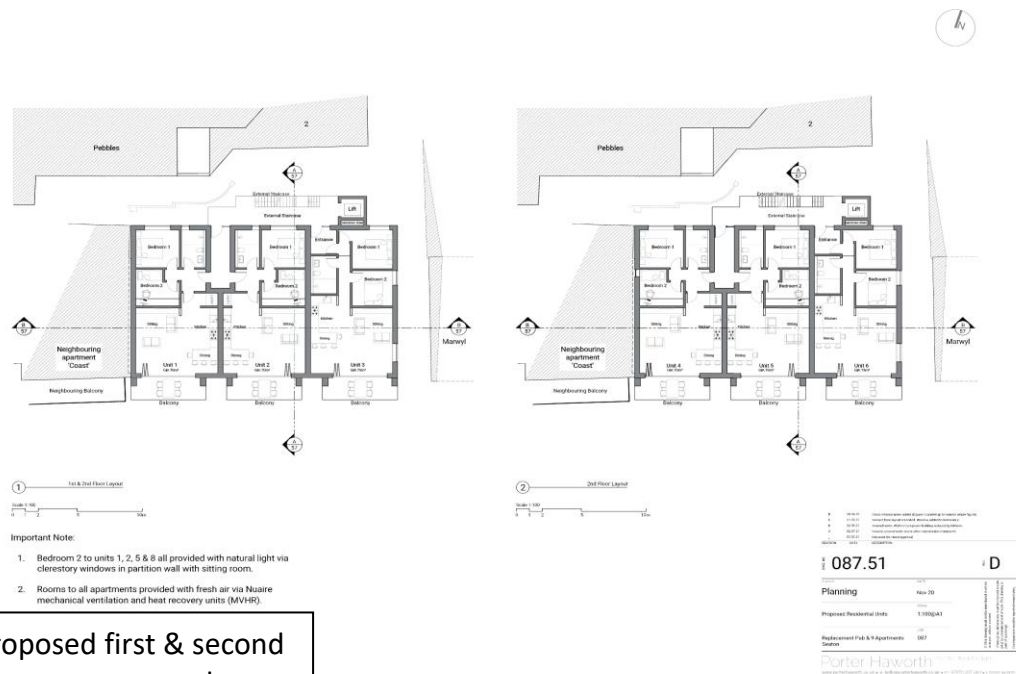




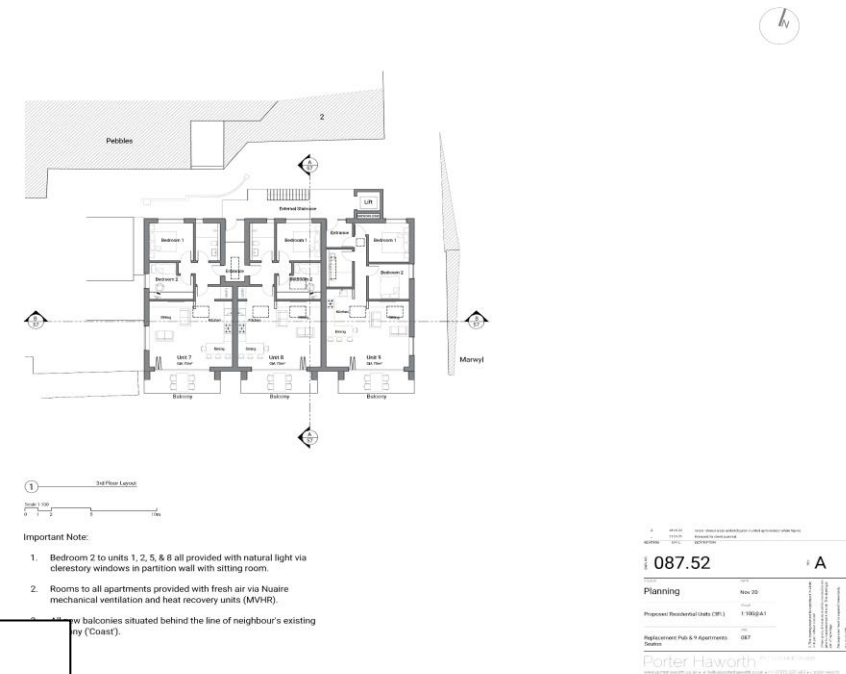
proposed site plan – not to scale



proposed parking and upper ground floor – not to scale



proposed first & second floors – not to scale

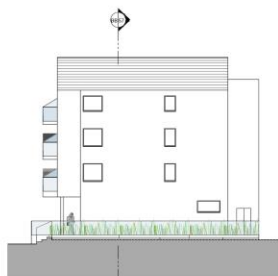


proposed third floor - not to scale





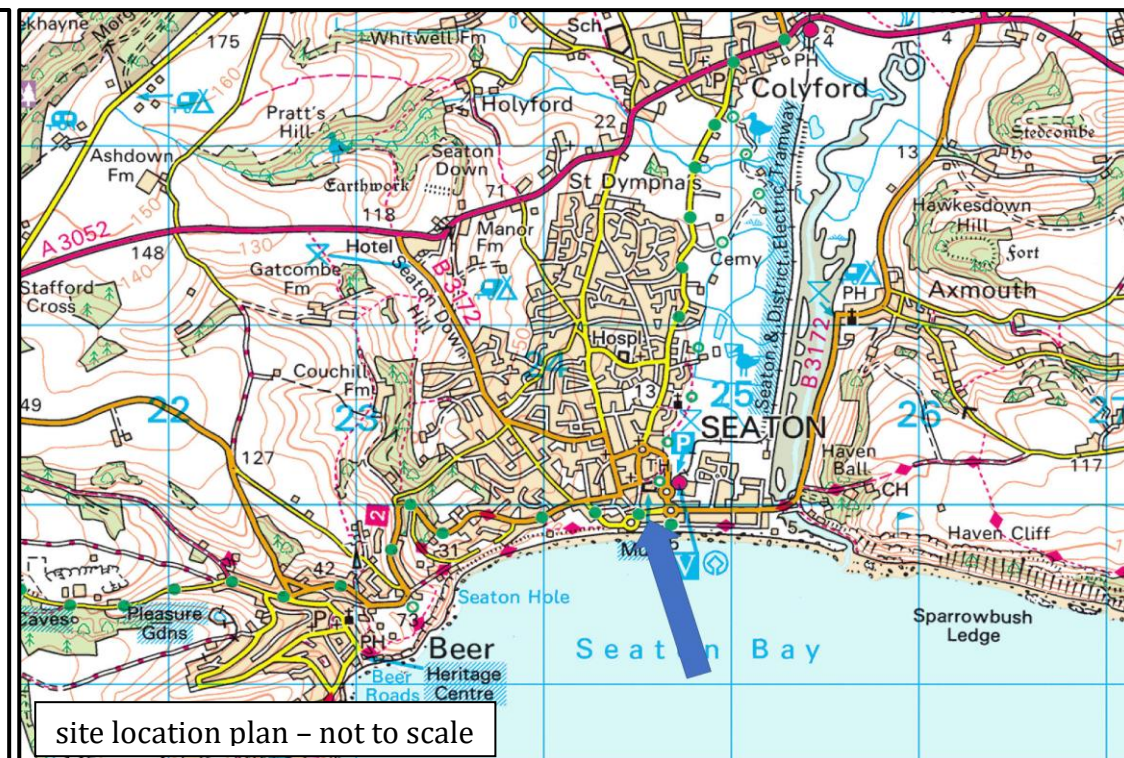
1 South Elevation



2 East Elevation

proposed south & east  
elevations – not to scale

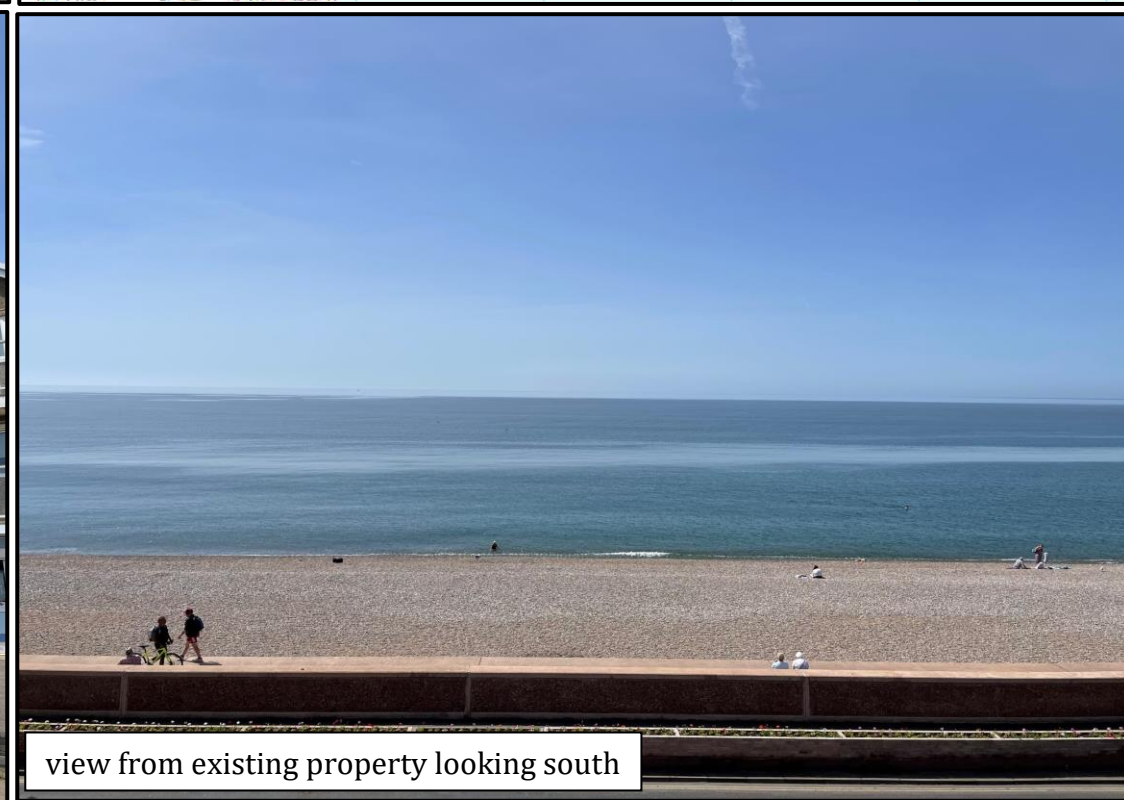
087.55 E  
Planning Nov 20  
Proposed Elevations (S & E) 1/2020/041  
Regeneration Hub & Apartments  
Seaton  
Porter Haworth  
Architectural Design



site location plan – not to scale



view of existing property



view from existing property looking south





view from existing property looking SE