



Sanderson  
Weatherall

# 107 - 111 Pier Avenue

## Clacton-on-Sea FREEHOLD FOR SALE

By Order of the Liquidators of The Clacton Family Trust Limited  
Former Care Facility (C2 Use) possibly suitable for alternative uses/development

1,788 sq m  
19,247 sq ft

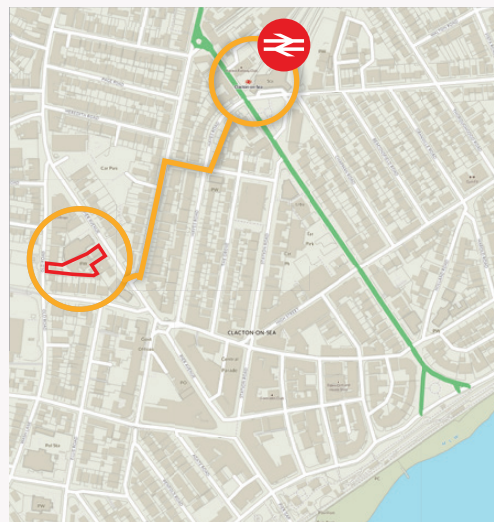
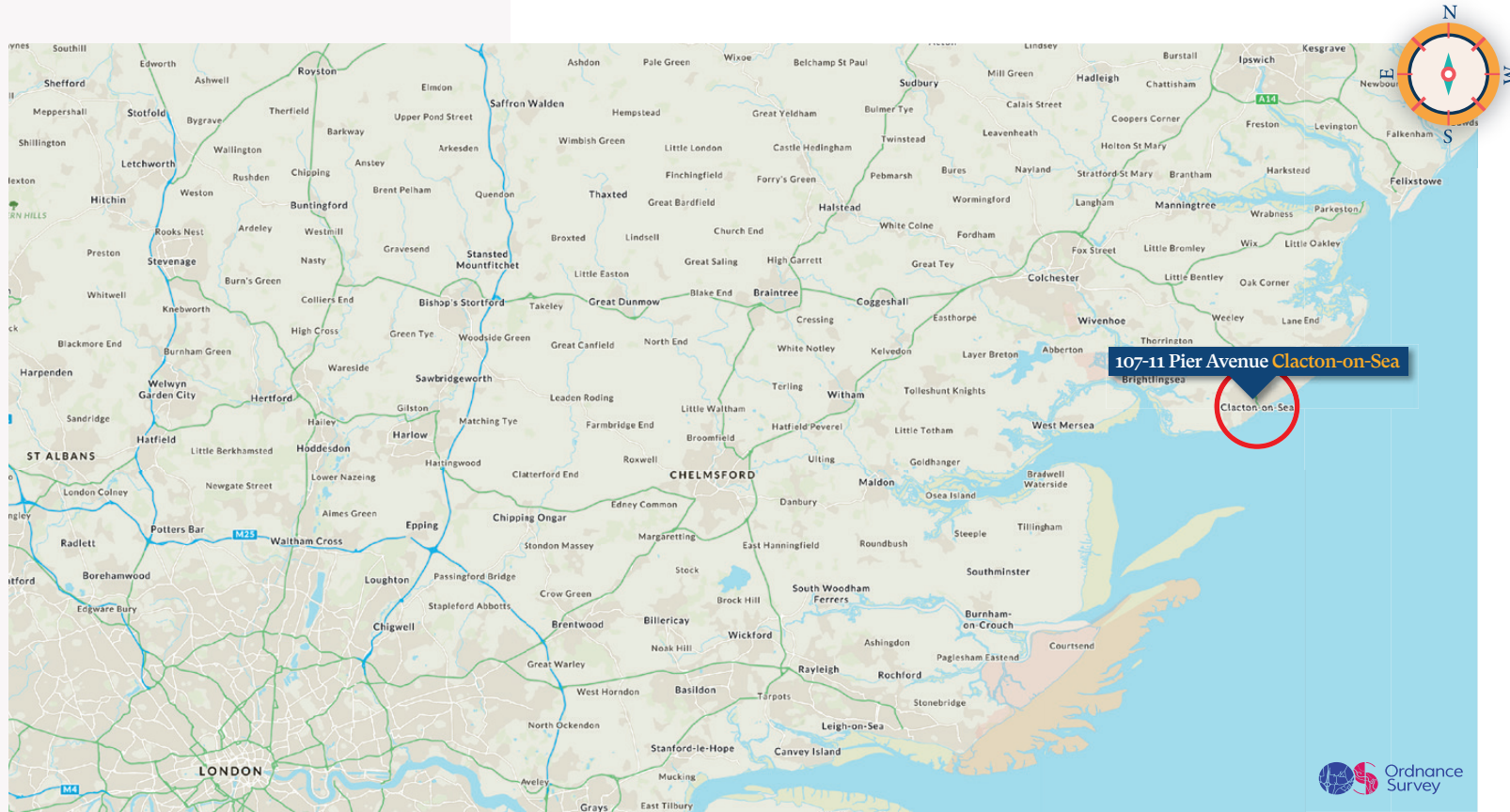


# Location

■ Clacton-on-Sea (population 56,874) is approximately 12.5 miles south east of Colchester, 18 miles south of Ipswich and 38 miles north east of Chelmsford. Clacton on Sea has a direct train service into London Liverpool Street with a journey time of approximately 1 hour 26 minutes.

■ The town is a bustling but affordable seaside resort, boasting entertainment facilities including a pleasure pier, arcades, the Princes and the West Cliff Theatres, a golf course, seafront walks, water sports and an airfield for recreational flying.

■ The site can be accessed from Old Road to the west or Pier Avenue to the east. Pier Avenue provides access directly to the sea front and pier, along which there are recognised retailers and amenities. The train station is approximately 400 metres to the north east (roughly a 10-minute walk).





# Description

The site comprises five purpose-built learning disability buildings occupying a town centre location in the heart of Clacton. The site is suitable for a range of disability/care uses or alternative uses (such as residential) subject to securing the necessary planning consents.

The largest building is **Pathways** which has **ten bedrooms**. **Archway** and **Norfolk House** both have **seven bedrooms** and **Pier Rise** has **six bedrooms**, providing a **total of 37 bedrooms**. The homes occupy a site area of **0.34 hectares (0.85 acres)**.

■ **Pier Rise** and **Archway House** are both two storey buildings of brick construction with concrete floors, beneath pitched and hipped roofs with tile coverings and PVCu framed double glazed windows.

■ **Park House** and **Pathway** both are also of brick cavity wall construction but single storey and linked with concrete floors and hipped and pitched roofs with tile coverings. Windows are PVCu framed and double glazed.

■ **Norfolk House** is an original 1930s brick-built house, substantially extended beneath a hipped and pitched roof with a tile covering. It has been rendered to most elevations. The windows are PVCu framed and double glazed. Internally the walls and ceilings are plastered and painted, the floors are a mixture of laminated, vinyl finishes and carpet.



Pier Rise, six bedrooms

Norfolk House, seven bedrooms



Park House



Archway House seven bedrooms



Pathway House, ten bedrooms



## Description





## Description

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## Accommodation

A full measured survey has been undertaken of the buildings on site. These measurements are provided below:

Description	Sq.m.	Sq.ft.
Archway House	324	3,488
Park House	352	3,789
Pathway House	399	4,295
Norfolk House	340	3,660
Long Office	79	850
Pier Rise	294	3,165
<b>TOTAL</b>	<b>1,788</b>	<b>19,247</b>

The homes occupy a site area of 0.34 hectares (0.85 acres).

## Tenure

The Site is formed of four different titles; details are provided below:

Property	Title Number
Norfolk House	EX780559
42 Old Road	EX716760
111 Pier Avenue	EX653380
44/46 Old Road	EX452711

Title documents are available in the data room.

## Planning

We understand that the site has planning consent for C2 uses (Residential institutions), being suitable for Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and training centres.

The site may be suitable for alternative uses, such as residential (C1 and C3), subject to obtaining all necessary planning consents.

For all planning related enquiries please contact Tendering District Council.

## Proposal

We are inviting unconditional offers for the Freehold interest, subject to contract and exclusive of VAT. Offers will be invited by way of an informal tender.

A sale of part may be considered.

## Data Room

Access available upon request.



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