

# PRIME REDEVELOPMENT SITE FOR 9 APARTMENTS & RESTAURANT

## EAST WALK SEATON DEVON EX12 2LN

- OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS 08 FEBRUARY 2023 – LOT C34496
- Conditional Planning Permission – Application 21/0891/FUL
- Arranged over 5 floors including undercroft parking
- Beautiful coastal and sea views
- Auction Guide Price £1M+ Plus fees

**Clive Emson**   
LAND AND PROPERTY AUCTIONEERS

**KLP**  
KITCHENER  
LAND AND PLANNING

view from existing property looking SW

## THE PROPERTY – EX12 2LN - LOT C34496

This former public house and three residential apartments are now offered as a prime redevelopment site with works begun, situated in a stunning sea front position adjacent to the town centre.

The site benefits from planning permission for the erection of nine two-bedroom apartments over a restaurant comprising the whole of the 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 under way.

The location offers stunning coastal and sea views on the Jurassic Coast, a World Heritage Site, within an Area of Outstanding Natural Beauty in a Conservation Area. 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 distant. There are also regular bus services from Seaton to Exeter.

### Proposed Accommodation - Lower Ground Floor

Access via Harbour Road to residential car parking and bin store.

### Commercial - Ground Floor

Restaurant, store room, kitchen and ladies and gents W.C.s.

### Residential - Ground Floor

Communal stairs and lifts to all floors.

### First Floor

Three flats consisting of entrance lobby, open-plan kitchen/living/dining room, two bedrooms and shower room.

### Second Floor

Three flats consisting of entrance lobby, open-plan kitchen/living/dining room, two bedrooms and shower room.

### Third Floor

Three flats consisting of entrance lobby, open-plan kitchen/living/dining room, two bedrooms and shower room.

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Planning

Planning Permission has been granted by East Devon District Council under ref: 21/0891/FUL, dated 24th February 2022, for the demolition of the existing public house and 3 residential apartments and construction of replacement bar/restaurant and 9 apartments, subject to conditions. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website, [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk) Tel: 01395 516551.

## FREEHOLD WITH VACANT POSSESSION

## VIEWING – EXTERNAL ONLY

## Auction Guide Price £1M+ Plus fees

The property is to be offered online by Clive Emson Auctioneers on 08 February 2023. To register to bid, view legal documents or for general auction enquiries please contact the auctioneers or visit their website [www.cliveemson.co.uk](http://www.cliveemson.co.uk)

## Further Information From

**Clive Emson**   
**LAND AND PROPERTY AUCTIONEERS**

### Property Contact

**Audrey Smith**

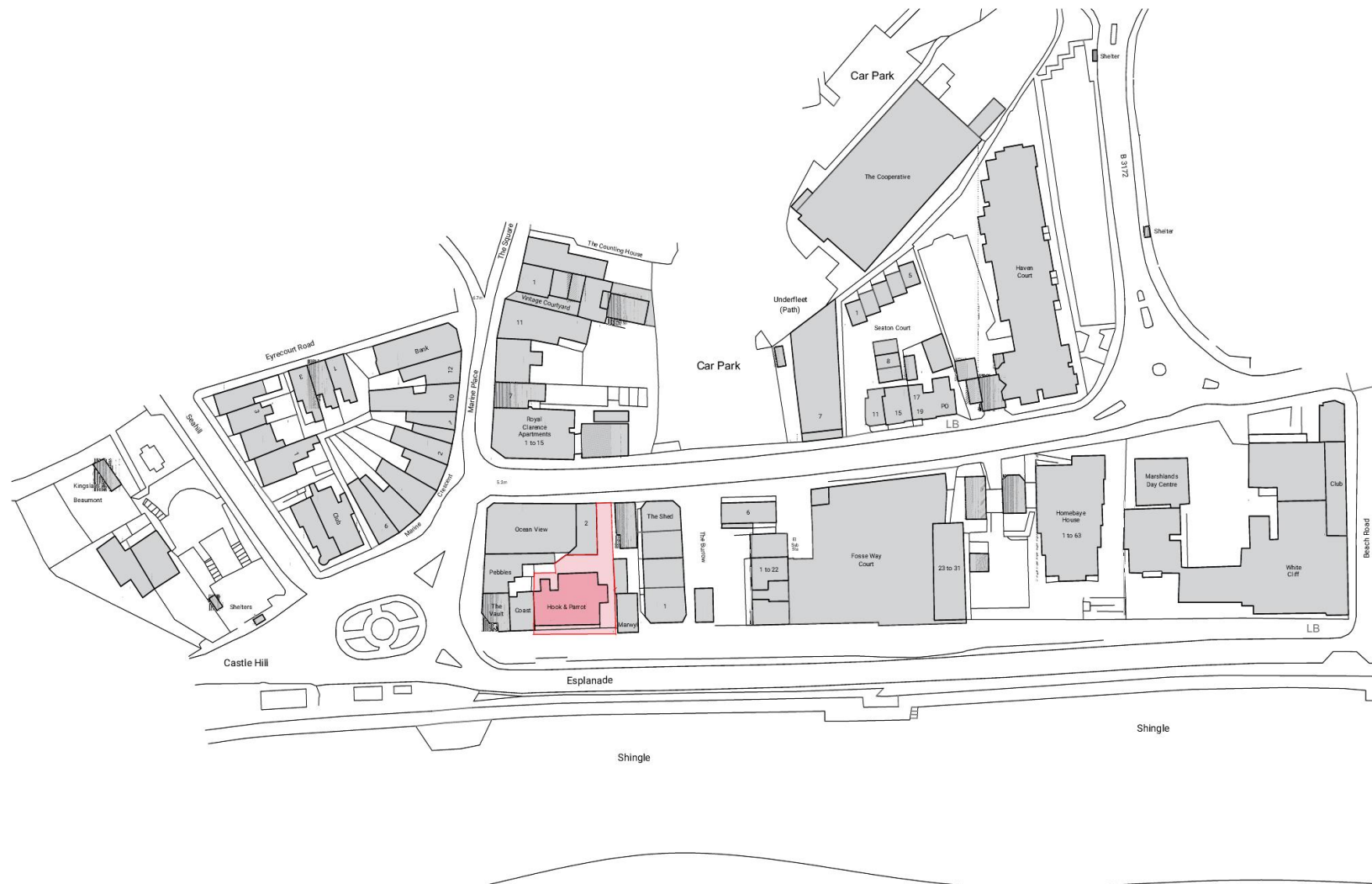
**01392 366555**

### Joint Agents – Contact Darryl Hendley

**KLP**  
**KITCHENER**  
**LAND AND PLANNING**

Newcourt Barton  
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Email: [darryl@klp.land](mailto:darryl@klp.land)  
01392 879300  
07850 275265

**Ref: 792/DH/R3**



### Location Map



Location Plan - Not to Scale  
Site highlighted in red

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**

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

This drawing must not be reproduced in whole or in part without consent. Where given, dimensions must be checked on the ground as a check on the accuracy of the work. This drawing is to be used for the purpose of work. This drawing must be approved immediately.

Where given, dimensions must be checked on site prior to commencement of work. This drawing is part of a package.

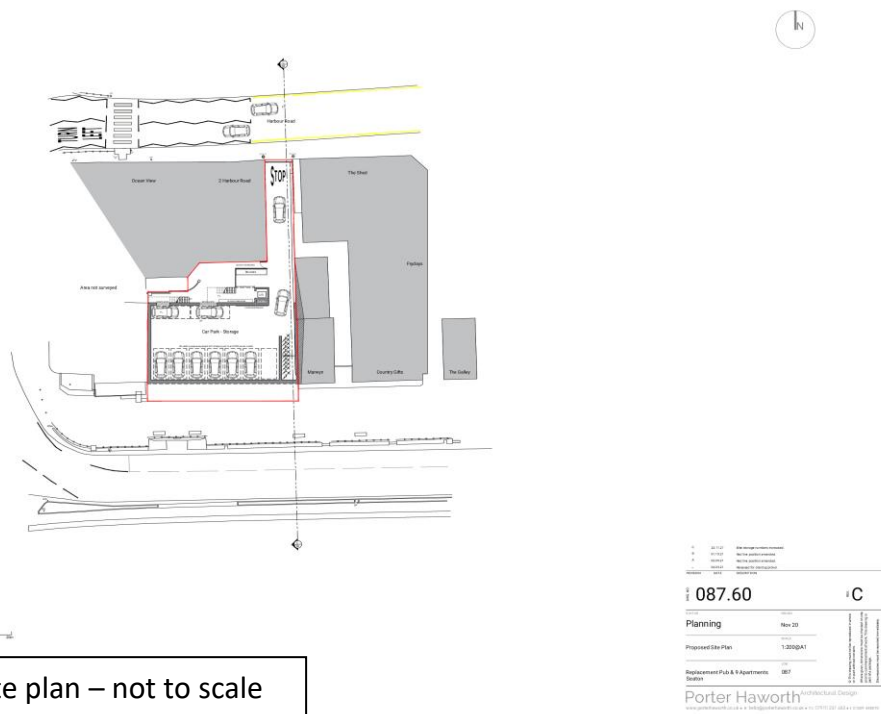
Porter Haworth Architectural Design  
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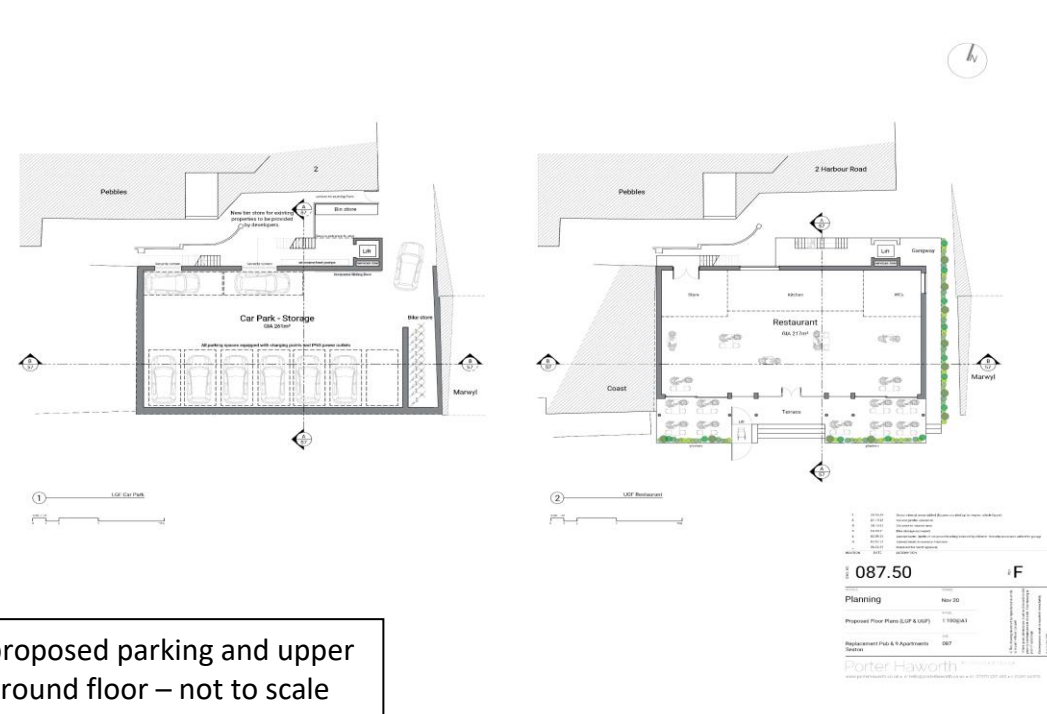


computer generated image of proposed development

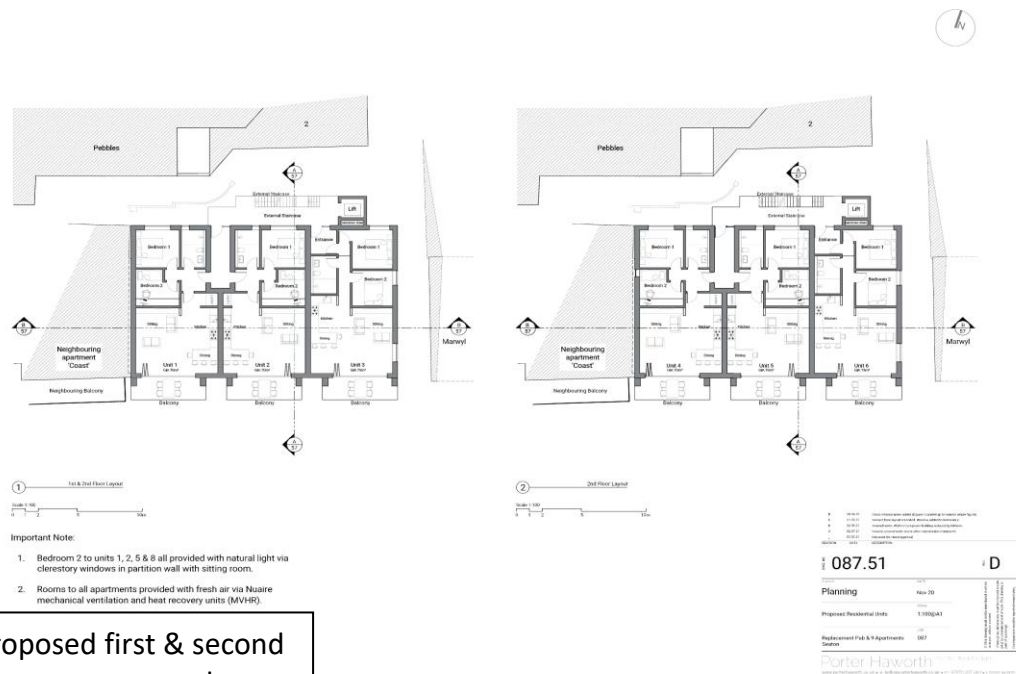




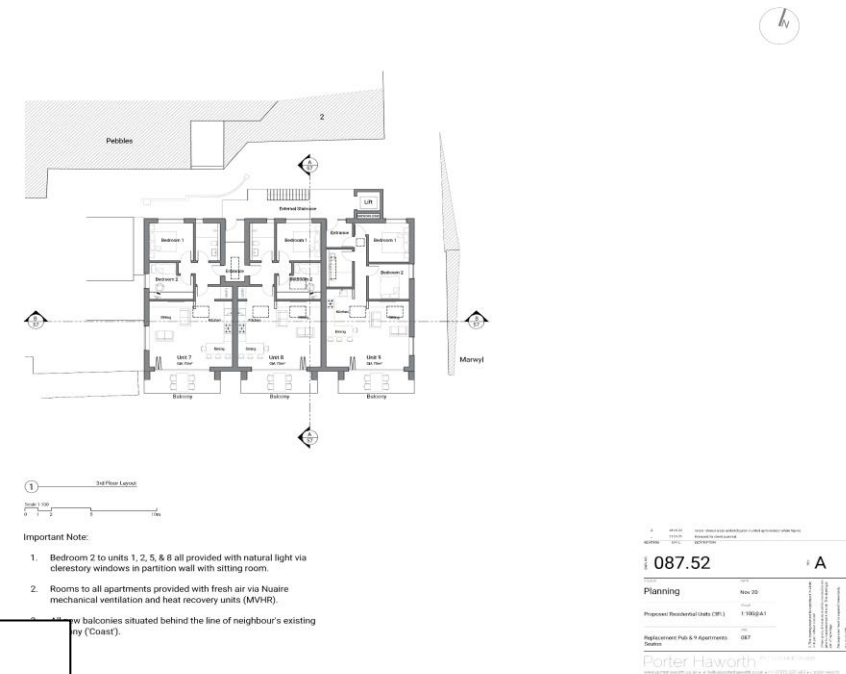
proposed site plan – not to scale



proposed parking and upper ground floor – not to scale

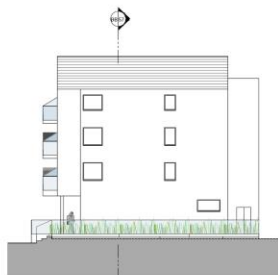


proposed first & second floors – not to scale

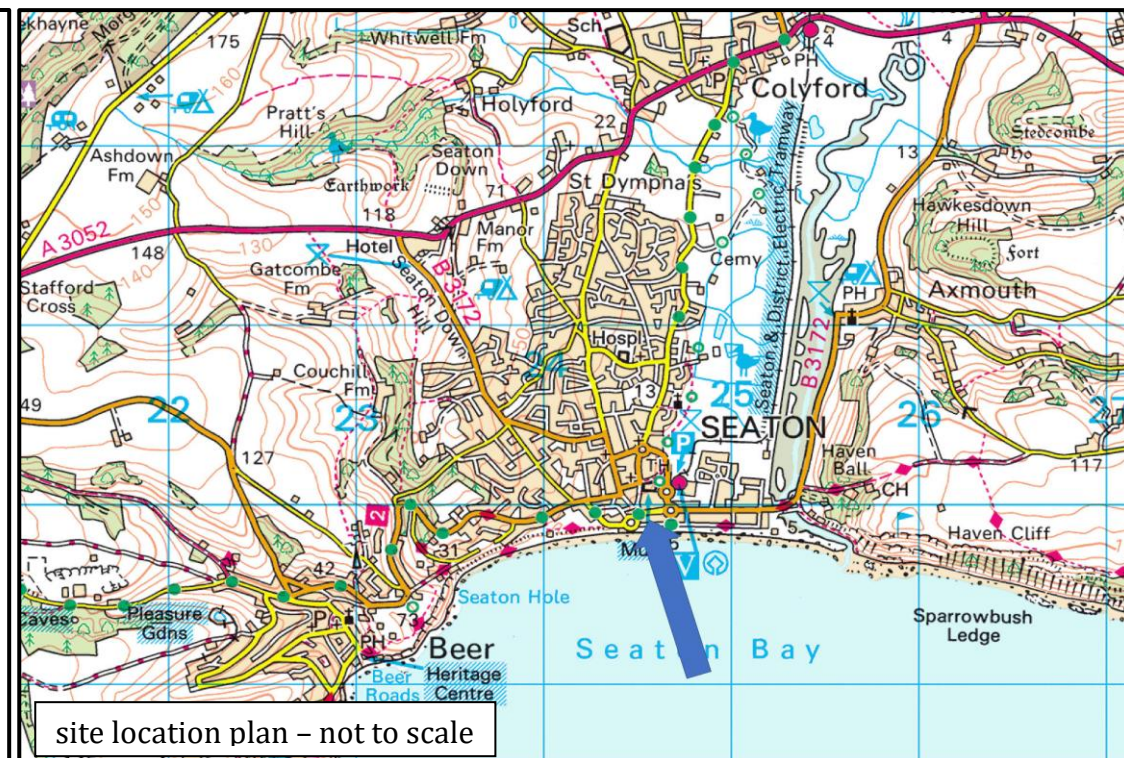


proposed third floor - not to scale

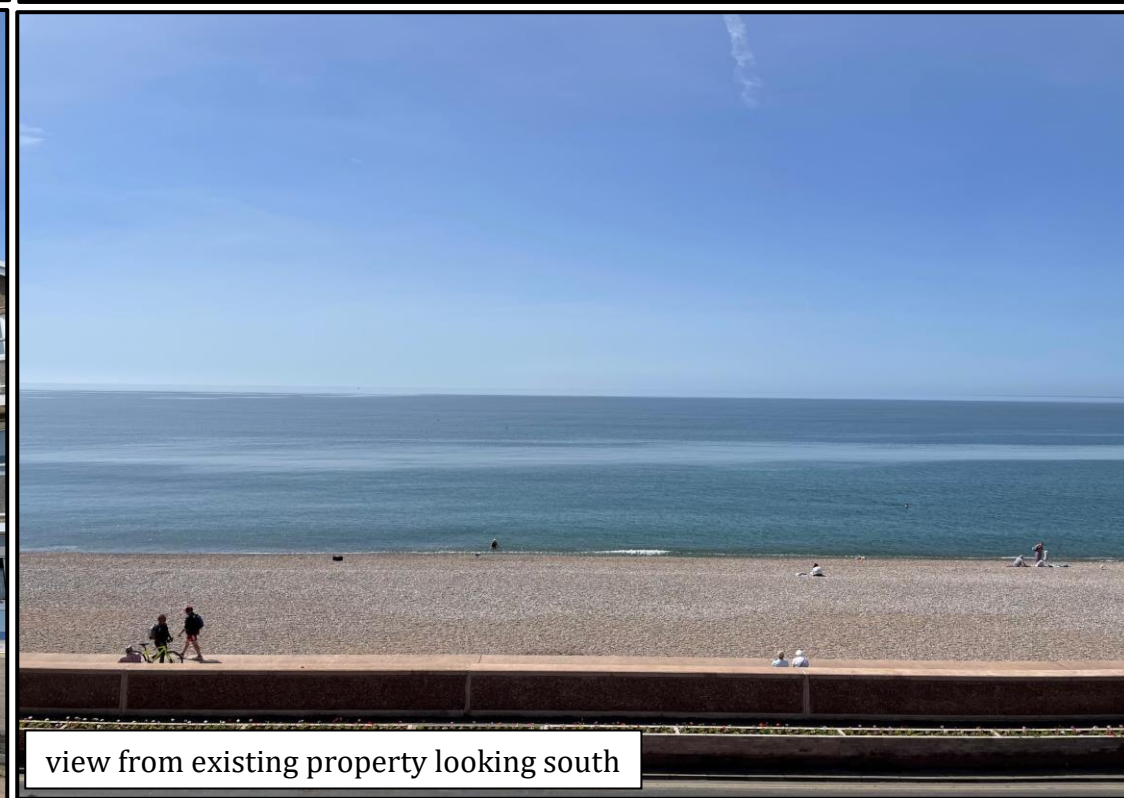




proposed south & east  
elevations – not to scale

[illegible]

view of existing property



view from existing property looking south





view from existing property looking SE