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## CLIFF PARADE, WALTON ON THE NAZE, CO14 8HB

GUIDE PRICE £650,000

\*\* GUIDE PRICE £650,000 - £700,000 \*\* A unique opportunity to acquire this Freehold, former care home with full planning for conversion to 7 apartments. The property is located directly on the seafront, affording stunning sea views. Once converted we anticipate the GDV to be in the region of £1,600,000 - £1,750,000 and the annual rental yield to be circa £80,000.

- Former Care Home
- Seafront Position
- Full Planning For Conversion to 7 Apartments
- GDV - £1.6 - £1.75m
- Potential Rental Yield - £80,000+ PA
- EPC B
- Vacant - Chain Free
- Approx. 4,800 Sq Ft (excluding communal areas)

## DESCRIPTION

A Freehold, detached three storey property under a pitched and tiled roof. Set in a plot of approximately 0.15 acres with gardens to front and parking area to side. Formerly a 12 bedroom care home, the property now benefits from planning consent to convert to 7 apartments but could also be utilised for a number of alternate uses subject to obtaining any relevant consents.

## LOCATION

Situated in the coastal town of Walton-on-the-Naze directly on the seafront. Located on the junction of Cliff Parade with Percival Road, this corner plot offers panoramic sea views and directly opposite are steps leading down to the beach. Naze Tower and Nature Reserve are approximately 0.4 miles away and the Town Centre and amusement pier are within a mile.

## PLANNING

Full planning approved by Tendring District Council under reference 21/01975/FUL for conversion into 7 apartments (no extension or new build required).

Works must commence by July 2026.

## SCHEDULE OF ACCOMMODATION

### Ground Floor:

Flat 1 – 2 bed seafront apartment 61.5 sq m  
Flat 2 – 1 bed rear facing apartment 51.4 sq m  
Flat 3 – 2 bed seafront apartment 72.7 sq m

### First Floor:

Flat 4 – 2 bed seafront apartment 58 sq m  
Flat 5 – 2 bed seafront apartment 71.7 sq m

### Second Floor:

Flat 6 – 2 bed seafront apartment 58 sq m  
Flat 7 – 2 bed seafront apartment 71.7 sq m

Total floor area 445 Sq M / 4,800 Sq Ft (excluding communal areas)

## GDV

Sale - £1,600,000 - £1,750,000  
Rent - £80,000 PA

We are able to provide a full breakdown of anticipated sales/rental values upon request.

## Additional Info

Council Tax Band: G  
Heating: Gas central heating  
Services: Mains electricity, gas, water & drainage  
Broadband: Ultrafast fibre available (upto 2,000mbps)  
Mobile Coverage: Indoor - Limited / Outdoor - Likely  
Construction: Cavity wall, pitched and tiled roof  
Restrictions: None  
Rights & Easements: None  
Flood Risk: Surface Water - Very Low / Rivers & Sea - Very Low  
Additional Charges: None  
Seller's Position: No Onward Chain  
Garden Facing: South East

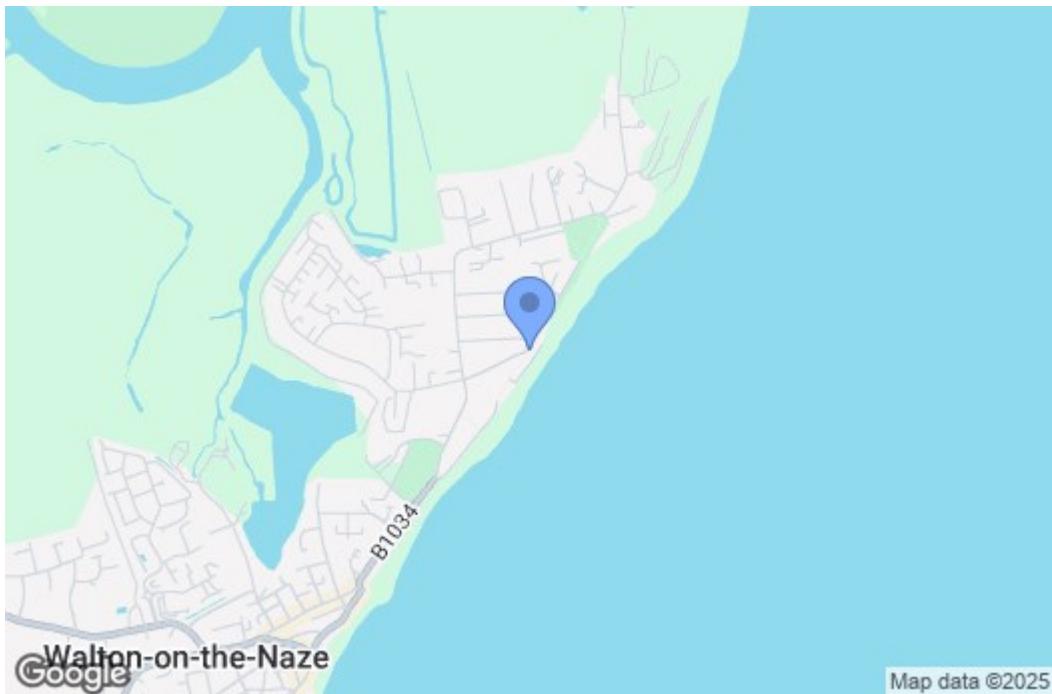
## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Map

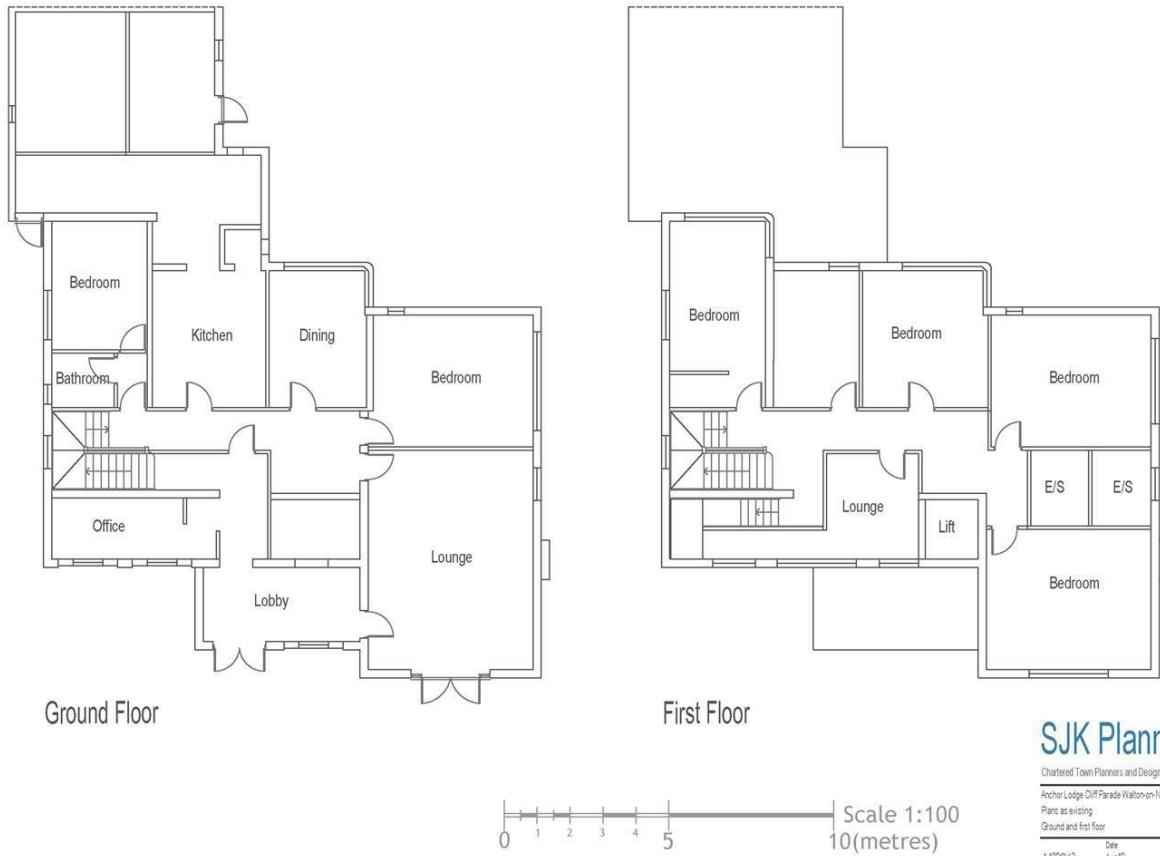


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.