

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Sandpiper Gardens, Sacketts Grove Clacton-on-Sea, CO16 7FA

Choose and Design your BRAND NEW FULLY RESIDENTIAL PARK HOME on the new 'Sandpiper Gardens' development on 'Sacketts Grove' in the coastal town of Clacton-on-Sea. Each plot comes with Allocated Parking and enclosed private gardens spaces. Offering superbly decorated luxury new properties for the OVER 45'S, curating you new home at 'Sandpiper Gardens' is not one to be missed. The properties are conveniently positioned in a semi rural setting and is within one and three quarter miles of Clacton's town centre, mainline railway station and seafront. It's beautiful, adaptable homes are built for comfort and practicality and an early inspection is highly advised to appreciate all that this site has to offer.

- Choose & Design Your Own Home
- Fully Residential Park Homes
- Postal Address & All Year Living
- Part Exchange Available (Terms Apply)
- Allocated Parking with Each Plot
- Allocated Enclosed Garden
- Over 45's Fully Residential Park
- Two Pets Allowed (Cats/Dogs)
- Viewing Advised
- Call To Organise A Visit on 01255 475444



NEW PLOTS AVAILABLE
Secure your plot by the seaside



PLOTS AVAILARI F



Price £199,950 Non-traditional

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SANDPIPER GARDENS - From Tingdene Parks

Sandpiper Gardens is a fully residential park home development located in the coastal Essex town of Clacton-on-Sea. The site offers flexibility and choice, allowing you to select not only your preferred plot location, but also the size, style, and finish of your home.

Tingdene Parks provides the opportunity to own a bespoke residential park home by the coast. There are currently two show homes available on site, giving you the chance to view the quality and layout in person before making any decisions. Part exchange options are also available to help make your move easier.

Reservation Details:

If you wish to reserve a plot, a partially refundable reservation fee of £1,000 is payable directly to Tingdene, of which £750 is refundable. This will secure your chosen plot for approximately 10–12 weeks, with flexibility to review on a case-by-case basis. Full terms and conditions of purchase will be provided by Tingdene at the time of reservation.

Sheen's are open 7 days a week, including bank holidays. Viewings are by appointment—please call to arrange a visit at your convenience with additional Open Days to be advertised TBC.

Material Information (Park Home)

Monthly ground rent/site fee amount (£) £233.16: Ground rent review period: 1st January Each Year

Age Restriction: Over 45's Pets: Yes (Cats/Dogs - 2 Allowed)

Council Tax: Tendring District Council; As New properties we understand this should be a Council Tax Band A in line with others on site ; Payable 2026/2027 £1493.98 Per Annum

Services Connected:

(Gas): Yes -Mains (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

JE 0326

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

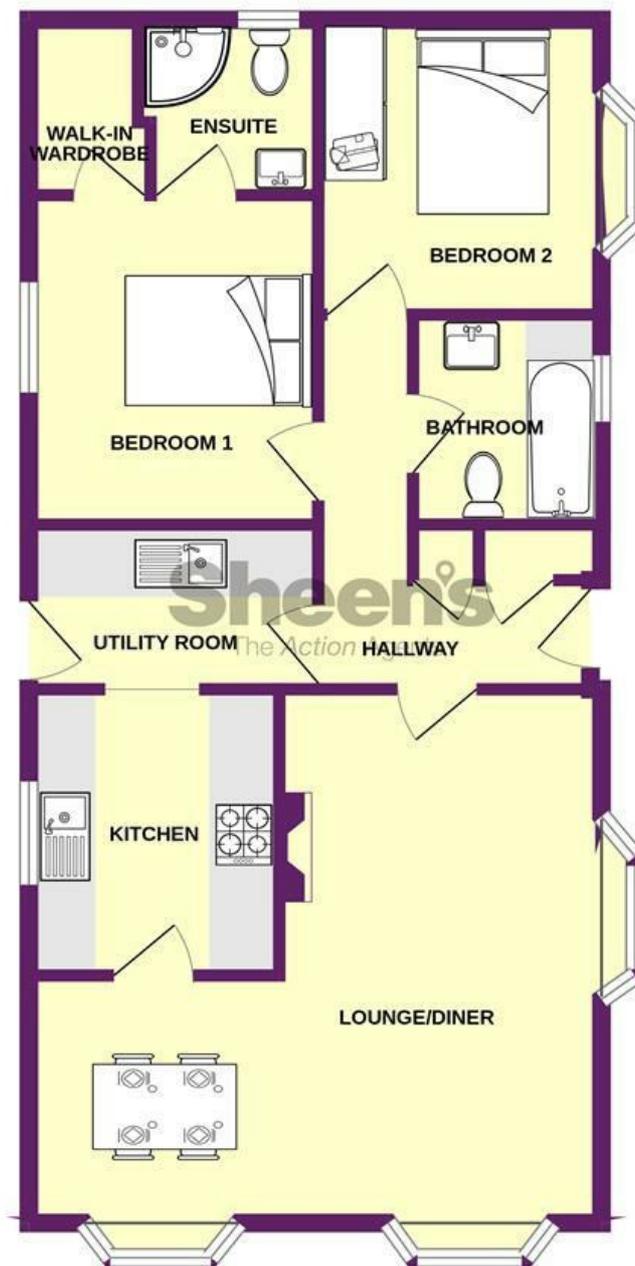
Draft Details

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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