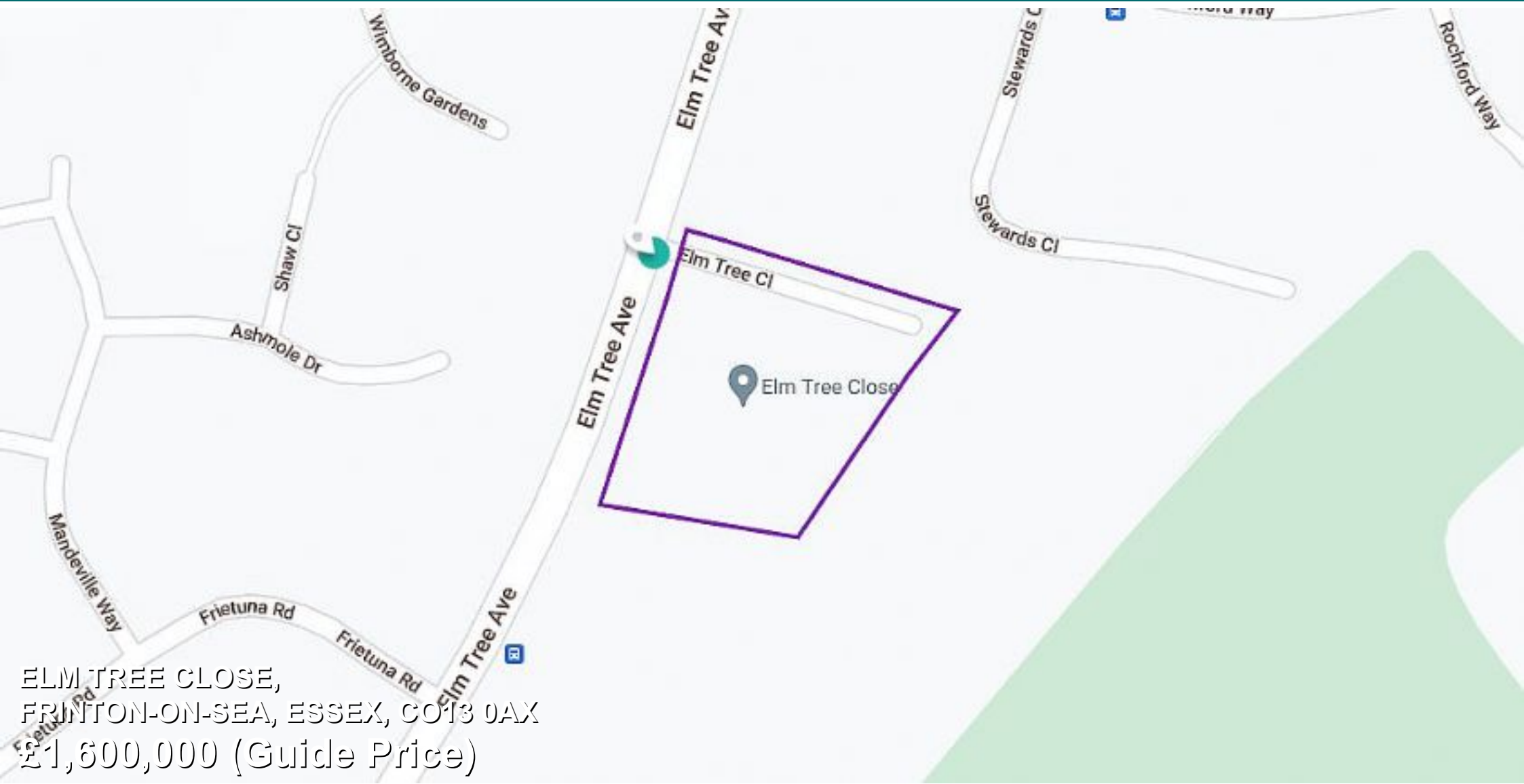




# BLAKE & THICKBROOM



ELM TREE CLOSE,  
FRINTON-ON-SEA, ESSEX, CO13 0AX  
£1,600,000 (Guide Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Vacant potential development site being the former location of Elm Tree Residential Care Home which has now been demolished. The development land has recently been given planning permission for C2 residential for a 64 bed care home - planning number 23/00373/FUL. Copies of decision notice and architect's drawings are available at our Offices. The site is conveniently located within walking distance of the Triangle shopping facilities and approximately a quarter of a mile from Frinton's town centre and mainline railway station.

**DIRECTIONS:**

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**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* PLOT MEASURING ONE ACRE \*

\* CURRENT C2 RESIDENTIAL USE \*

\* POTENTIAL REDEVELOPMENT SUBJECT TO PLANNING \*

\* ALL SERVICES AVAILABLE \* PRIME LOCATION \*

CLOSE TO SHOPS AND MAINLINE RAILWAY STATION \*

\* SOLE AGENTS \* ONSITE VIEWING AVAILABLE \*

**AGENTS NOTES:**

Material information for this land.  
Tenure is Freehold.  
Council Tax Band N/A.  
EPC Rating N/A.  
Services Connected.  
Electricity - Yes.  
Gas - Yes.  
Water - Yes.  
Sewerage type - Mains.  
Telephone & Broadband coverage - Unknown, due to vacant plot of land. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - No.  
Non standard property features to note - Yes. The property is being sold with planning permission for C2 residential use. Planning permission was recently granted for a 64 bed care home, planning number 23/00373/FUL. Copies of decision notice and architect's drawings are available at our Offices. Please also note the land is being sold with a covenant that only a residential care home can be built on the land. Unconditional offers only will be considered by the current owners.







