

SOLE AGENCY INSTRUCTION – ESSEX



DC CARE REFERENCE: 4781

FORMER ANCHOR LODGE CARE HOME (CLOSED)

Cliff Parade, Walton-on-the-Naze, Essex, CO14 8HB

FREEHOLD GUIDE PRICE £800,000.00

- **RESIDENTIAL CARE HOME (C2) PREVIOUSLY REG'D FOR 14**
- **SUPERB POSITION OVERLOOKING THE SEA FRONT**
- **HIGHLY DESIRABLE LOCATION OF WALTON-ON-THE-NAZE**
- **ATTRACTIVE & SUBSTANTIAL PROPERTY / 13 BEDROOMS**
- **GRANTED PP FOR SUPPORTED LIVING APARTMENTS**
- **SCOPE TO CONVERT TO ALTERNATIVE CARE USES (STPP)**

Situation

This former residential care home enjoys a truly wonderful position overlooking the sea front on the sought after Cliff Parade at Walton-on-the-Naze in Essex.



The Property

Having traded for many years as a care home for the elderly, the building occupies a good sized plot and includes a garden to the front and off road parking to the side and rear. Accommodation comprises of 13 bedrooms arranged over the ground, first and second floors, each of which are served by a passenger lift. The home also has a lounge, dining room, kitchen and separate laundry room. A number of toilets and bathrooms are located throughout the home.

The Business/Opportunity

The business ceased trading as a care home in late 2021 when it became unviable as an elderly residential home. The current owners believe that there is scope to develop the property to create six two bedroom flats and a further one bedroom flat, and have had plans drawn for such a development. As of July 2023 the planning permission has now been granted.

The sale of the closed care home also offers a variety of options for prospective purchasers:

- Convert and re-open/re-register as a residential Learning Disability care home (subject to registration).
- Convert and re-open as a Supported Living care home.
- Convert to provide specialist care such as ABI (subject to registration & change of use).
- Convert to provide Children's Services (Subject to registration & change of use)
- Change of use to alternative business such as doctors/dentist surgery, children's day nursery. (subject to change of use/planning permission).

Accommodation

Accommodation is arranged over 3 floors. Floor plans showing the existing configuration of the building and the granted application for conversion to flats are available to be viewed on the Tendering Planning Portal under 21/01975/FUL and accessed via:

<https://idox.tenderingdc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2ZAALQB00T00>

(Please note the above link can be temperamental, please try again later if it doesn't work at first.)

External

Garden- Located to the front of the property.

Car Parking – Available to the side and rear of the building.





[CQC Registration](#)

The home was previously registered for 14 and under the terms of The Health and Social Care Act 2008, the registration will be reviewed by the CQC upon change of ownership. No approach should be made to them without the prior consent of the vendor.

[Services](#)

We are given to understand by our vendor clients that the property has the benefit of full mains services.

[Viewing](#)

Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor.

[Commercial Energy Performance Certificate](#)



[Offers](#)

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Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, DC Care may liaise with you for further/other documentation.

[Individual identity documents](#)

We will require one document from List A and one recent document from List B dated within the past 3 months.

LIST A - IDENTITY DOCUMENT

- Current signed passport
- Valid UK driving licence
- EEA member state identity card

LIST B - PROOF OF ADDRESS

- Utility bill
- Mortgage statement
- Bank / building society statement
- Valid UK driving licence (if not used for List A as ID)
- State pension benefits book
- Home or motor insurance certificate
- Current local authority tax bill / tenancy agreement
- Solicitors letter confirming house purchased/ land registration
- NHS Medical card

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