



**Fenn Wright**  
Signature

St Mary's Nursing Home,  
Undercliff Road, Felixstowe, IP11 7LU



St Mary's Nursing Home,  
Undercliff Road,  
Felixstowe, IP11 7LU

Residential development opportunity for 6 apartments and 3 townhouses.

A prominent Victorian seafront building with undisturbed panoramic sea views, St Mary's Nursing Home has planning consent to part-demolish and convert into 6 apartments and 3 new build townhouses.

Felixstowe lies on the popular east coast of Suffolk and is fast becoming the next sought after area for coastal living, with easy access to the A12, A14 and rail services to London Liverpool Street, Cambridge and Norwich.

Felixstowe South Beach was named one of only 76 'Blue Flag' rated beaches in England to have 'excellent' water quality for swimming, awarded by environmental charity, Keep Britain Tidy.

- Planning ref—DC/21/0478/FUL
- Conversion to 6 apartments
- 3 new-build townhouses
- Panoramic sea views
- Walking distance to the town centre
- Ample parking

Located next to the highly regarded Fludyers Hotel and restaurant, overlooking Felixstowe's sandy beach, this striking three storey former nursing home is full of character with a GIA of 13,152 Sq ft / 1,222 Sq m.

Planning consent has been granted for six luxury sea view apartments and the creation of three brand new townhouses. The building sits within a conservation area in the desirable area known as Old Felixstowe.

The site itself extends to approximately 0.60acres offers pedestrian access from Undercliff Road East along the beachfront and vehicular access from Brook Lane.

The design of the conversion has been sympathetically planned to retain internal walls and as many original features as possible. The architect has created open-plan kitchen/dining rooms which take full advantage of the stunning sea views and are ideal for modern day living. The ground floor apartments open out to a private garden and those on the first floor will have access to a stunning private sea view terrace. The second floor could also benefit from a window balcony to create a private space with uninterrupted sea views.

The townhouses which will replace the modern extensions of the former nursing home have also been cleverly designed to take full advantage of the site location and surroundings. Arranged over three floors they include an integrated garage, WC, garden room, open-plan kitchen/dining/living room, two bedrooms and a bathroom. These will have side-on sea views and a balcony.





**Consumer Protection Regulations 2008**

Fenn Wright LLP and joint agent D I Properties has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

## **The outside**

To the rear of the site, there will be a communal entrance, a new cycle store, a building housing the communal bin storage building and a total of 17 car parking spaces, 6 of which will be in a covered cart lodge.

Each of the three new build houses has an integral garage and 1 parking space, each of the six apartments has 2 parking spaces, each with one covered cart lodge space, and there will be 1 additional visitor parking space.

## **Agent's note**

Potential buyers are requested to familiarise themselves with all conditions relevant to the approved consent.

We understand there is a CIL liability of £5,863.24. The development is not subject to a S106 or any affordable housing.

All plans shown have been drawn by Peter Wells, Architects and given to Fenn Wright good faith and are to be used for indicative purposes only.

## **Important information**

Services - Potential buyers are advised to satisfy themselves of the main services which are available to the site, as well as their location and suitability.

## **Tenure**

Freehold with vacant possession.

## **Guide Price**

£1,900,000

## **Method of sale**

The property will be sold by way of private treaty

## **Viewings**

Viewings can be arranged strictly by appointment only.

## **VAT status**

Not elected.

## **Directions**

On approaching Felixstowe, take the 1st exit onto the A154/Candlet Road. At the roundabout, take the 1st exit onto Grove Road, followed by the 4th exit at the following roundabout onto Beatrice Avenue. At the next roundabout, take the 1st exit onto High Road East. Take the 2nd right onto Croutel Road, followed by an immediate left onto Brook Lane. Continue along to the end of Brook Lane where the entrance will be found on the right.

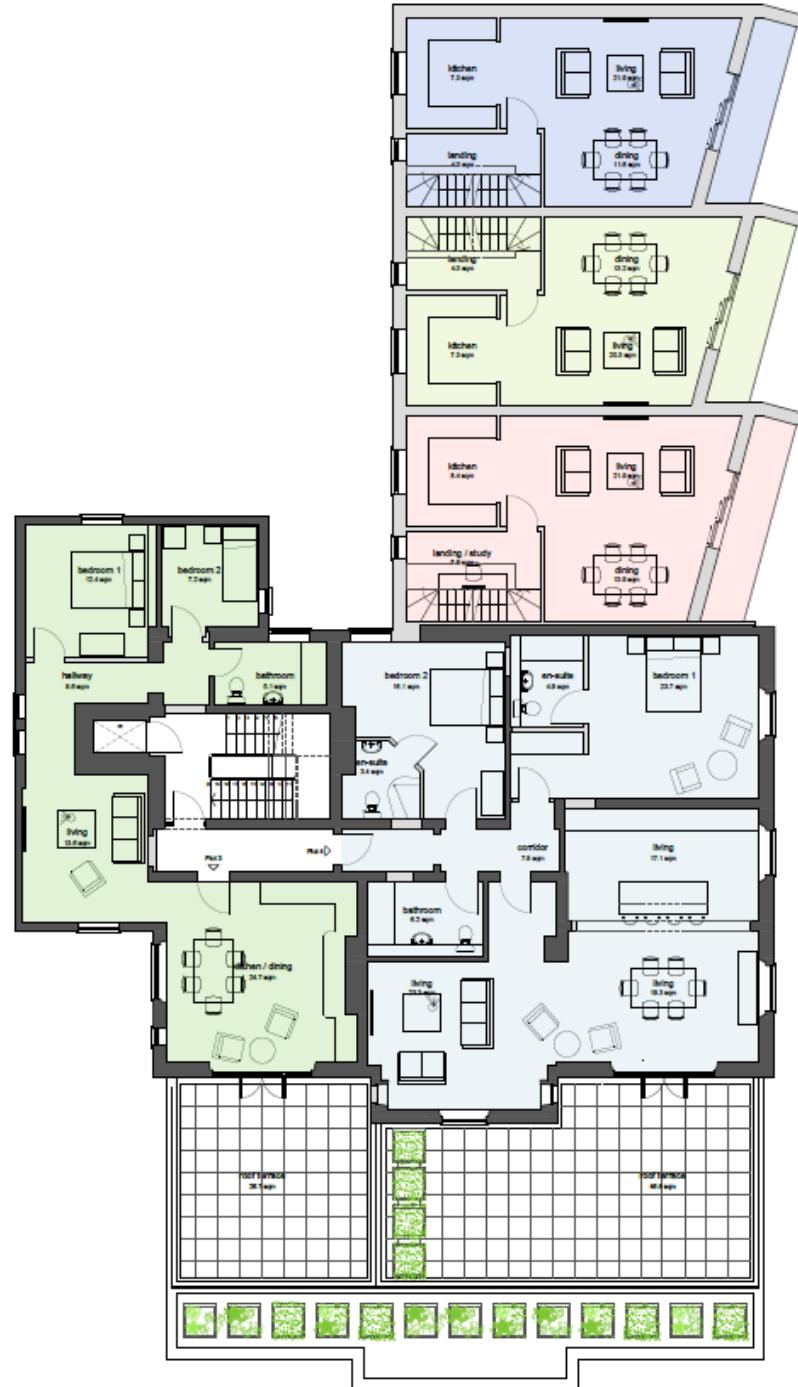
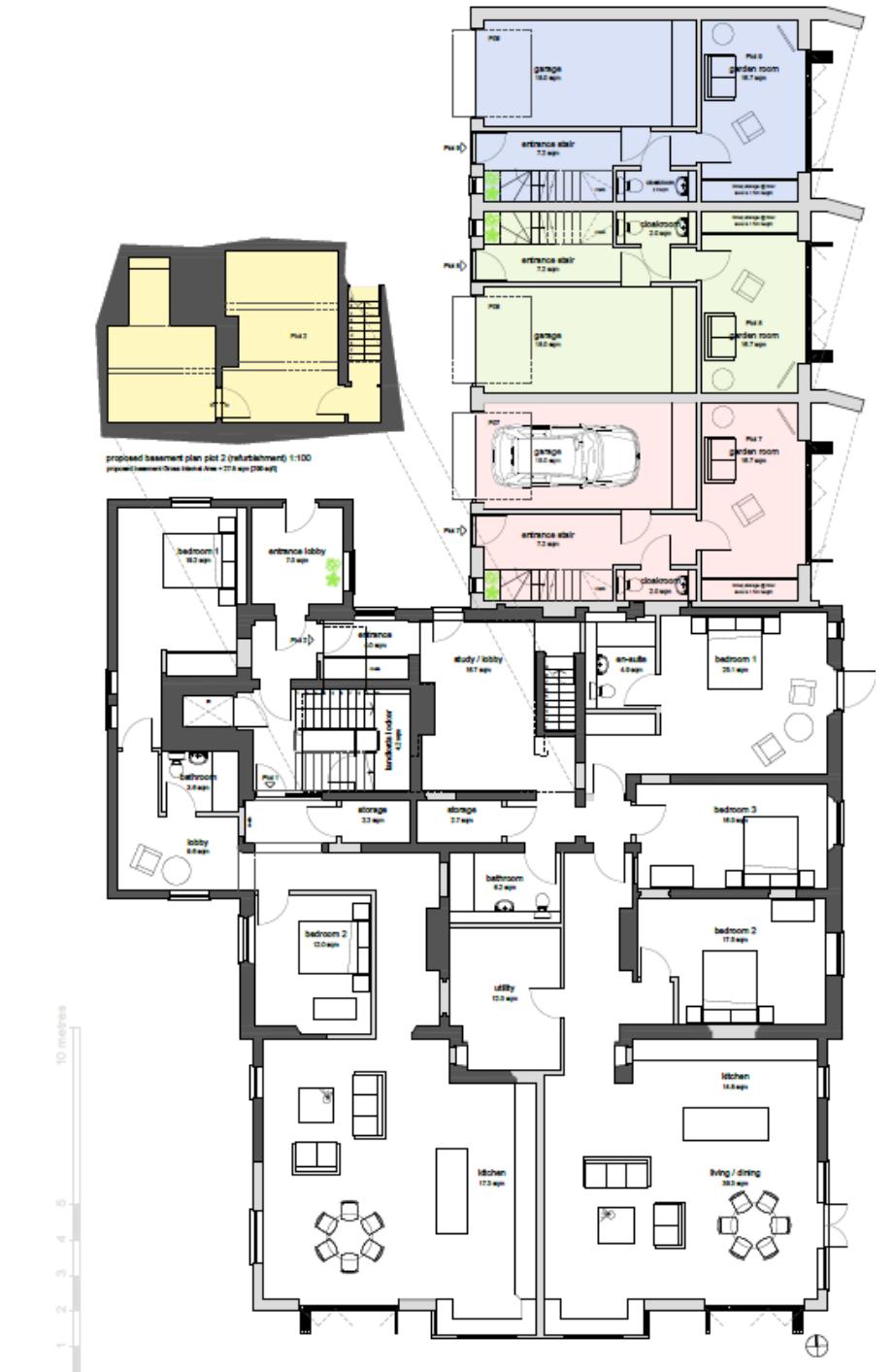
## **Felixstowe**

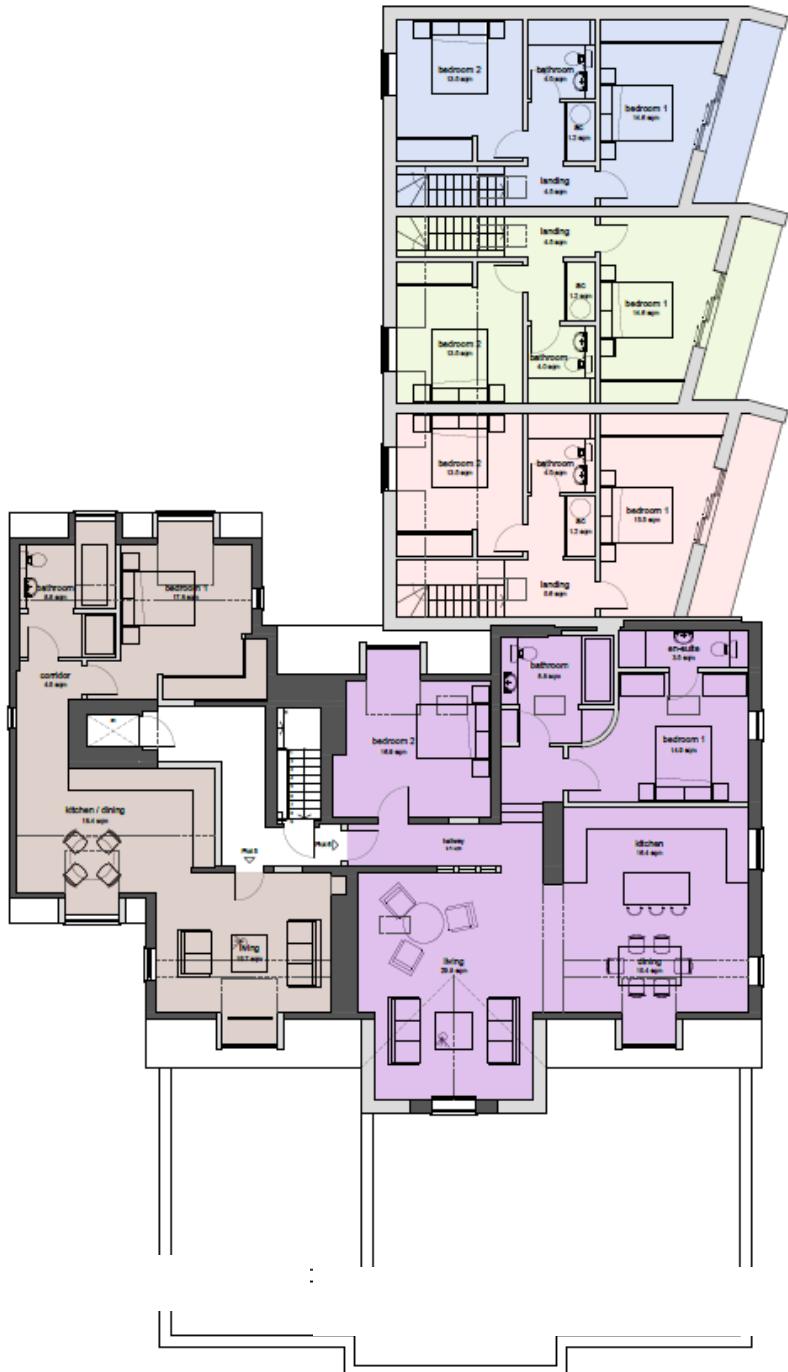
Felixstowe has increased in population over the last few years, with prestigious developments like The Bartlett proving to be a draw to people moving to the area. With restaurants close by and a commute of around an hour and a half to London, Felixstowe is ideal for those escaping from the city or those looking for their perfect seaside escape.

Apartment living is popular with those looking for second homes due to their desirable 'lock up and leave' nature and with many in secure, gated developments. For residents, they can enjoy spectacular views all year round with easy access to amenities and Felixstowe's wonderful beaches. The explosion of home working has brought many out of area buyers to this region, with the Suffolk coastline proving popular with those relocating from London.

## **Accommodation schedule**

Plot	Description	Bed	Sq m	Sq ft
1	Ground floor apartment	2	123.4	1,328
2	Ground floor apartment	3	197.3	2,123
3	First floor apartment	2	75.2	809
4	First floor apartment	2	131.8	1,418
5	Second floor apartment	1	70.5	758
6	Second floor apartment	3	121.7	1,310
7	Townhouse	2	156.4	1,683
8	Townhouse	2	144.1	1,551
9	Townhouse	2	144.1	1,551
<b>Total</b>			<b>1,164.5</b>	<b>12,531</b>





For further information please contact

**Fenn Wright.**

**Peter Ruddy**  
Associate Partner  
Tel: 01394 333346  
Email: [pjr@fennwright.co.uk](mailto:pjr@fennwright.co.uk)

**Rachel Hamilton**  
Land and New Homes  
Tel: 01394 330990  
Email: [rjh@fennwright.co.uk](mailto:rjh@fennwright.co.uk)



Felixstowe  
01394 548700  
felixstowe@fennwright.co.uk

[fennwright.co.uk](http://fennwright.co.uk)