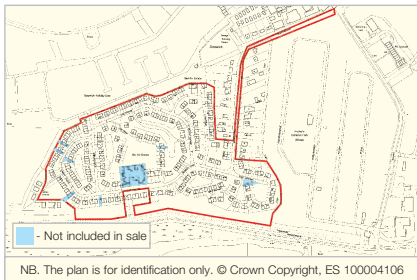


Clacton-on-Sea 'Bel Air Chalet Park', Seawick Road, St Osyth, Essex CO16 8SJ

- **A Freehold Part Reversionary Ground Rent Investment secured upon Three Hundred and Twenty-Five Holiday Chalets**
- Occupying a Site extending to Approximately 8.3 Hectares (20.5 Acres)
- Situated within a Secure Estate
- Close to Seafront
- Possible potential to increase number of chalets subject to obtaining necessary consents
- Total Current Ground Rent Reserved
£19,042.50 per annum



Seller's Solicitor

Messrs Corelaw LLP (Ref: MA).
Tel: 01892 511102.
Email: martin.athey@corelaw.co.uk



INVESTMENT – Freehold Part Reversionary Ground Rent Investment



Tenure

Freehold.

Location

Seawick Road is located approximately two miles south of St Osyth. The Bel Air Chalet Park is situated to the southern end of the road. Shops, bars, restaurants and arcades are accessible whilst the more extensive facilities of St Osyth are available to the north and provide a wider range of shops, schools and bus services. Clacton-on-Sea is approximately seven miles to the east and provides a variety of shops, schools, colleges, a hospital and Clacton-on-Sea Rail Station. The seafront is a short distance away.



Description

The property comprises a ground rent investment secured upon three hundred and twenty-five holiday chalets situated within a secure estate, occupying a site extending to approximately 8.3 hectares (20.5 acres).

Accommodation

Three Hundred and Twenty-Five Holiday Chalets

Site Area: 8.3 Hectares (20.5 Acres)

Tenancies

The properties are subject to various lease lengths, the most notable being **261 chalets** that are each subject to a 99 year lease (less 15 days) from 25th December 1956 (thus having approximately **40** years unexpired). A full schedule of lease and ground rents are referred to within the Special Conditions of Sale. A complete legal pack may be downloaded from www.alltop.co.uk.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.