



Zoe Napier
Maldon
The Toll house
Fullbridge Quay
Maldon
Essex
CM9 4LE

OFFICE DETAILS

2 Bedroom Apartment For Sale in Clare Park Lake Function/Leisure Venue, Clare



Guide Price

2 Bedroom

- Two Bedroom Luxury Apartment
- Club House/Bistro/Restaurant with Bar
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- Creatively Designed 9 Hole Golf Course
- Stunning Setting Overlooking well stocked Lake
- Ideal for Private Family Uses/function Venue
- Former Planning for Holiday Lets
- Existing Business & Income
- In total 15.82 Acres
- Extensive Parking





DETAILS

History & Background

What We Say at The Zoe Napier Group

This property is simply stunning and in a fantastic location for the new owners to literally take the future opportunities forward. This may even suit a businessperson looking for a stylish work/live location from which to create office premises (stp) a on a gd f our sel

What the Owners Say

When we first asked this question, Peter (one of the co-owners) replied a I ve been 28 years in this wild life haven and at my age its time to retirea. Sa i asl y, ve are full yavar e of the pct ert i al on t q of the exi st i ng business we run, and the new buyer will hopefully be able to see the fantastic ongoing opportunities.

History & Background

An exciting opportunity to acquire these fabulous, scenic and mature premises extending to just under 16 acres with a substantial double storey building, offering luxury first floor accommodation and with tremendous potential and multi-use opportunities, ranging from a restaurant/bistro, potential for private function/wedding and corporate events, alongside/in combination with a creative 9-hole golf course, five acre fishing lake and with former planning for four holiday cottages within the grounds. Proposed change of uses would be subject to planning, but in our opinion the mixed-use options could be highly lucrative with living accommodation on site.

The Club House was developed approximately 20 years ago and about five years ago, planning was further obtained, subject to a section 106 for a modest first floor managera s apart nant. The apart nant i s wd l appointed with two balconies from which to sit and enjoy the lake view. The restaurant facilities could be further developed, currently arranged to accommodate 30 covers internally and 20 al-fresco covers beneath the New England style sunset veranda, whilst also overlooking the lake and course.

The grounds have been beautifully kept and there is a suitable area of lawn in front of the club house for larger marquee functions, where the golf course could be closed during private functions. The opportunities are endless with a premises available for immediate use stp.

Setting & Location

The site extends in total to 15.82 acres incorporating a centrally positioned five-acre lake. The lake itself has a myriad of fish species, including a good head of pike where up to 28lb has been recorded. The lake has been underfished and more used for its technical difficulty for playing the course and aesthetic beauty with an abundance of pink, yellow and white lilies.

The course itself is well reputed, scenically pretty and that of a technically tricky mix of 3 and 4 par holes which wrap around the lake. The River Stour forms the extensive western boundary. A perfect setting for wedding photography and private functions.

The main entrance offers good car parking facilities with overflow parking on the grass.

Clare market town is a highly popular and sought-after destination location in the heart of Suffolk popular for both national and international tourists. Located in the Stour Valley, Clare is 14 miles from Bury St Edmunds and 9 miles from Sudbury. The cities of London and Cambridge are also within daily commute.

Agents Notes

- 1) The site is to be sold as a going (trading) concern.
- 2) Any reference to the uses suggested might be subject to planning permission, including the reference to the planning previously granted for holiday cottages, which has since expired.
- 3) The original planning for the accommodation states a modest managers apartment.
- 4) All relevant equipment, chattels and furniture is available by separate negotiation.
- 5) Local Authority - West Suffolk council bands A and F - Tenure - Freehold

FLOOR PLANS

