



Former Hook & Parrot Inn, East Walk, Seaton, EX12 2LN

A unique mixed use development opportunity in a prime location on Seaton's sea front, for the creation of a restaurant/bar and nine luxury apartments, all with spectacular sea views over Seaton Bay.



11372.00 sq ft

- Unique development opportunity
 - Detailed planning consent
- Superb seafront location
- Mixed-use development

Guide Price £700,000

Freehold

THE PROPERTY

The property comprises the freehold interest in the former Hook & Parrot Inn, located in a prime position overlooking Seaton's sea front. The property has planning consent under planning reference 25/0470/FUL with the East Devon District Council for the demolition of the existing public house and 3 residential apartments, and construction of replacement bar/restaurant and 9 luxury residential apartments.

The approved plans include provision for a secure underground car park, with allocated parking for each apartment and a passenger lift serving the basement, ground, first, second and third floors. The property has full vehicular access from Harbour Road to the rear and direct pedestrian access from the Esplanade to the front. Each new apartment will benefit from spectacular sea views over the beach and Seaton Bay.

LOCATION & SITUATION

The property is on the seafront and a few minutes' walk from Seaton town.

Seaton is a popular coastal resort on the Jurassic Coast, with its tourist tramway and mile-long pebbled beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, bank and building society as well as two large supermarkets. A popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls, and sailing. There are good secondary schools nearby along with the renowned Colyton Grammar School, which is just 3 miles inland. The county town of Exeter, with its regional airport, is some 20 miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately 5 miles in distance.

DIRECTIONS

What3words: ///manager.lobby.radiates

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616.

AGENT'S NOTE

The artist's rendition shown in the main photograph of this listing shows a detached building. Please note that the approved plans are in fact for the building to be attached to the adjoining property on the left hand side.



DorCom/RH/03/2026



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