

The logo for Hardimans, featuring a stylized house icon with a red roof and a small window, followed by the word "HARDIMANS" in a white, serif font on a dark blue background.

# HARDIMANS



**45 Gilpin Road**

**Oulton Broad, Lowestoft, NR32 3NS**

**Price Guide £150,000**





**45 Gilpin Road, Oulton  
Broad, Lowestoft, Suffolk,  
NR32 3NS**

**CASH BUYERS ONLY.** Fantastic Development Opportunity. Please note this property is being offered by Sealed Bids, and we will be inviting BEST & FINAL offers to be submitted by 12.00pm Thursday 19th June 2025. Offers are to be placed in a sealed envelope and submitted to Hardimans office. Please ask Hardimans for a bidding form.

Located at the top end of Gilpin Road in North Oulton Broad, in the heart of a popular and desirable residential area, the site comprises an older style semi-detached house, ripe for renovation, together with a large building plot to accommodate a 4 bedroom detached house. The existing house does require substantial renovation.

**PRE-APPLICATION**

The vendors have approached East Suffolk planning department for pre-application advice DC/24/3650/PREAPP issued October 2024. The scheme proposes one 4 bedroom dwelling, and all built forms would be kept outside the potential SWF area. East Suffolk Council planning reference: DC/24/3650/PREAPP.







## THE PLOT

The site comprises a substantial corner plot being the garden area to No.45 Gilpin Road. the site extends to approximately a maximum length of 35 meters by a width of 17.5 meters. Plus a small rectangular area 10 meters X 7 meters. Total approx plot size 682 square meters. (0.17 acres).

## THE HOUSE (45 GILPIN ROAD)

### LOUNGE

11'10" x 10'11" (3.62 x 3.35)

### DINING ROOM

11'11" x 11'10" (3.64 x 3.61)

### KITCHEN

11'8" x 6'10" (3.56 x 2.09)

### REAR LOBBY

### BATHROOM

6'3" x 4'2" (1.92 x 1.29)

### SEPARATE W.C.

4'0" x .236'2" (1.23 x .72)

### STAIRS & LANDING

### BEDROOM 1

11'10" x 11'0" (3.63 x 3.36)

### BEDROOM 2

12'0" x 11'10" (3.66 x 3.61)

### BEDROOM 3

11'8" x 6'11" (3.56 x 2.11)





## OUTSIDE

It is proposed the house will have a good size rectangular plot large enough for a side driveway.

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Electric, water & sewerage

Flood Risk Info: Part of the site is effected by potential surface water flooding.

\* Broadband: Ultrafast 1800mbps download - 1000mbps upload

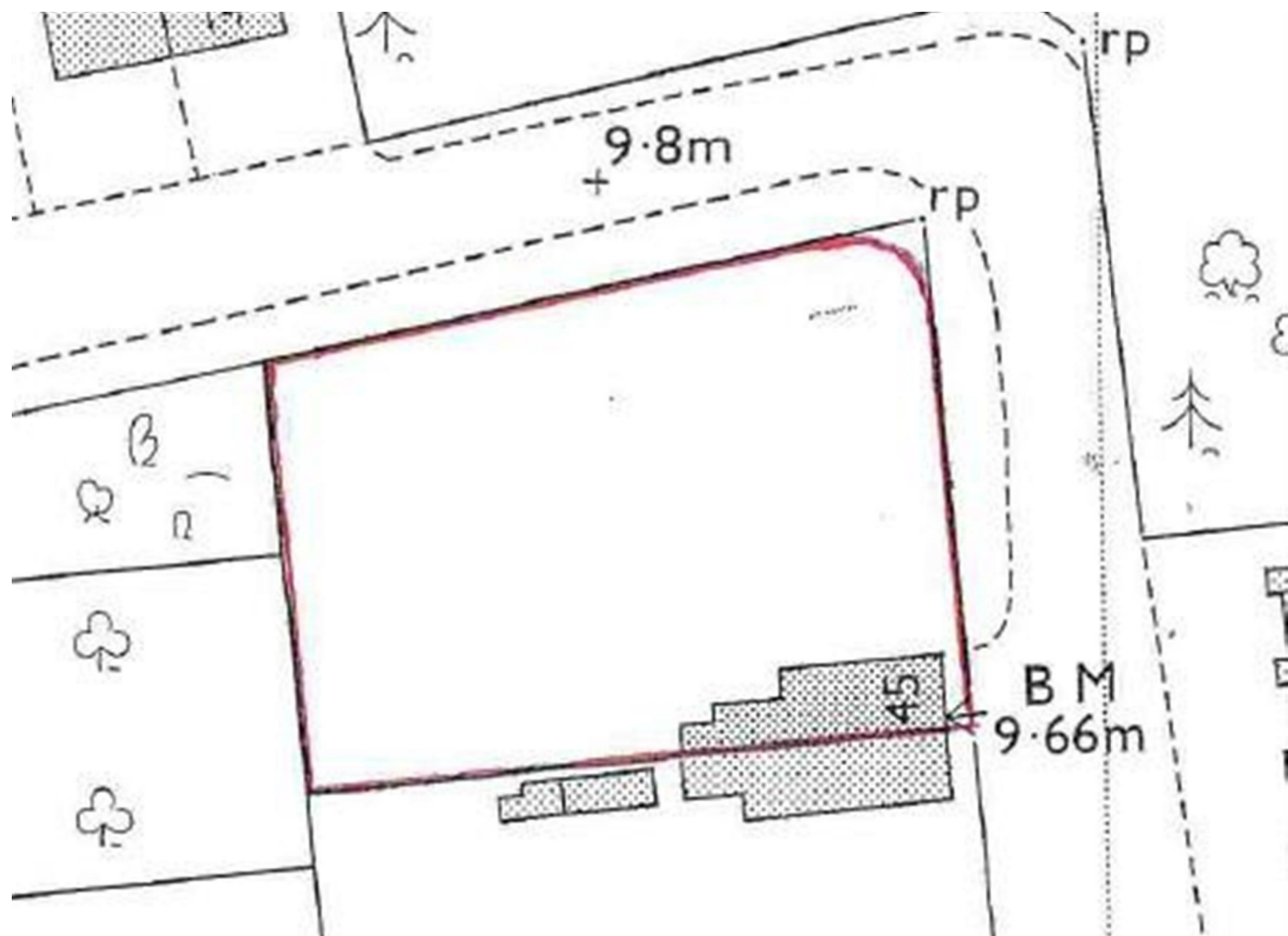
\* Mobile: EE, THREE, O2  
VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

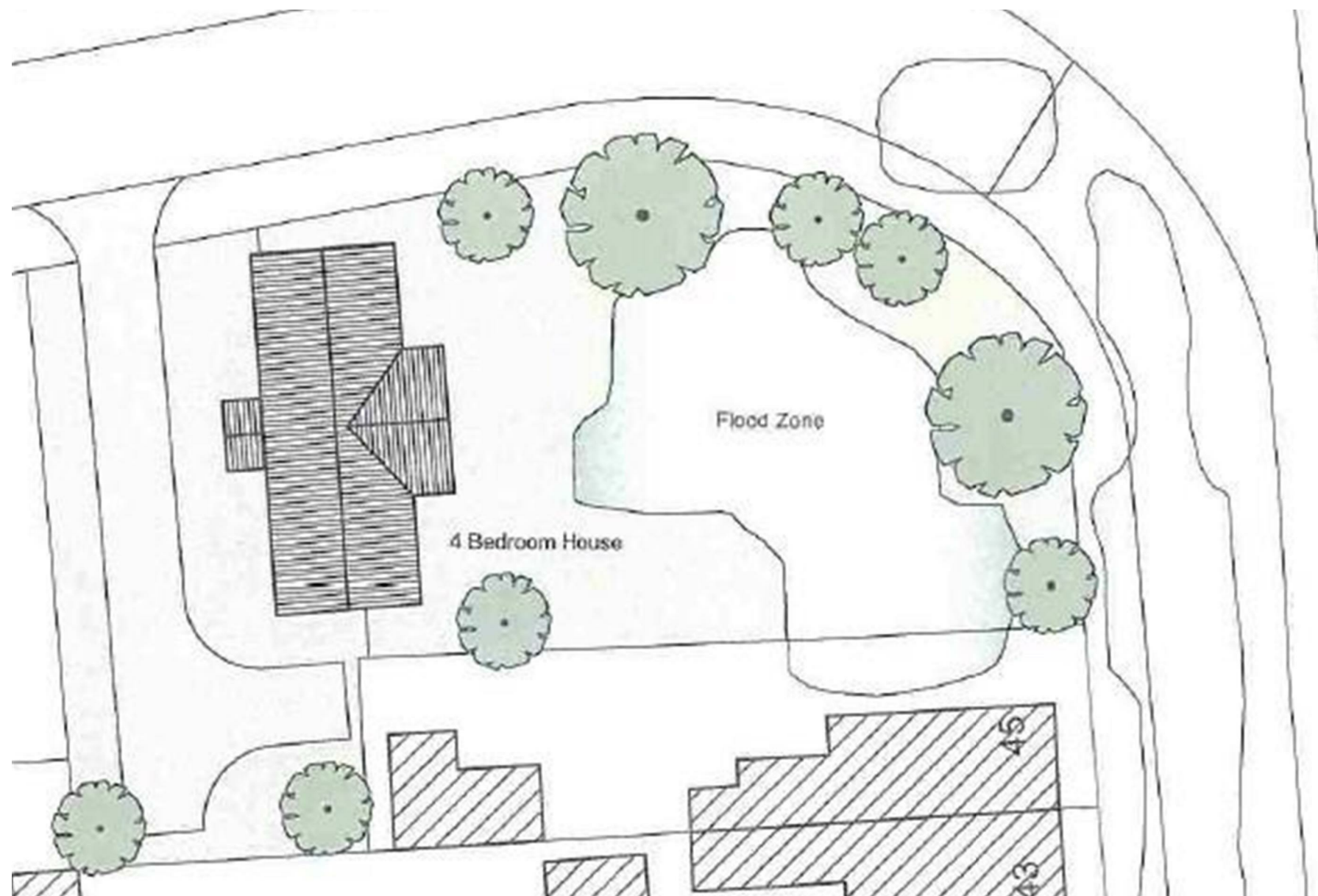
## COUNCIL TAX BAND

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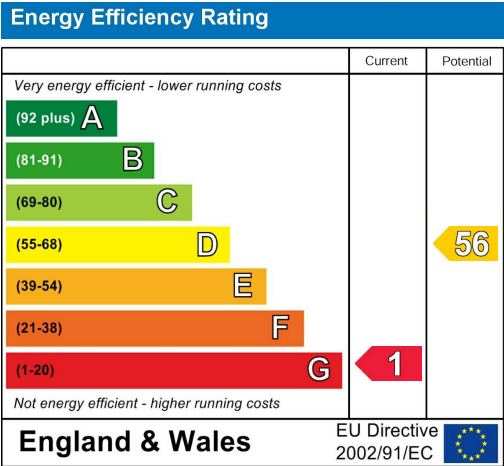




Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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