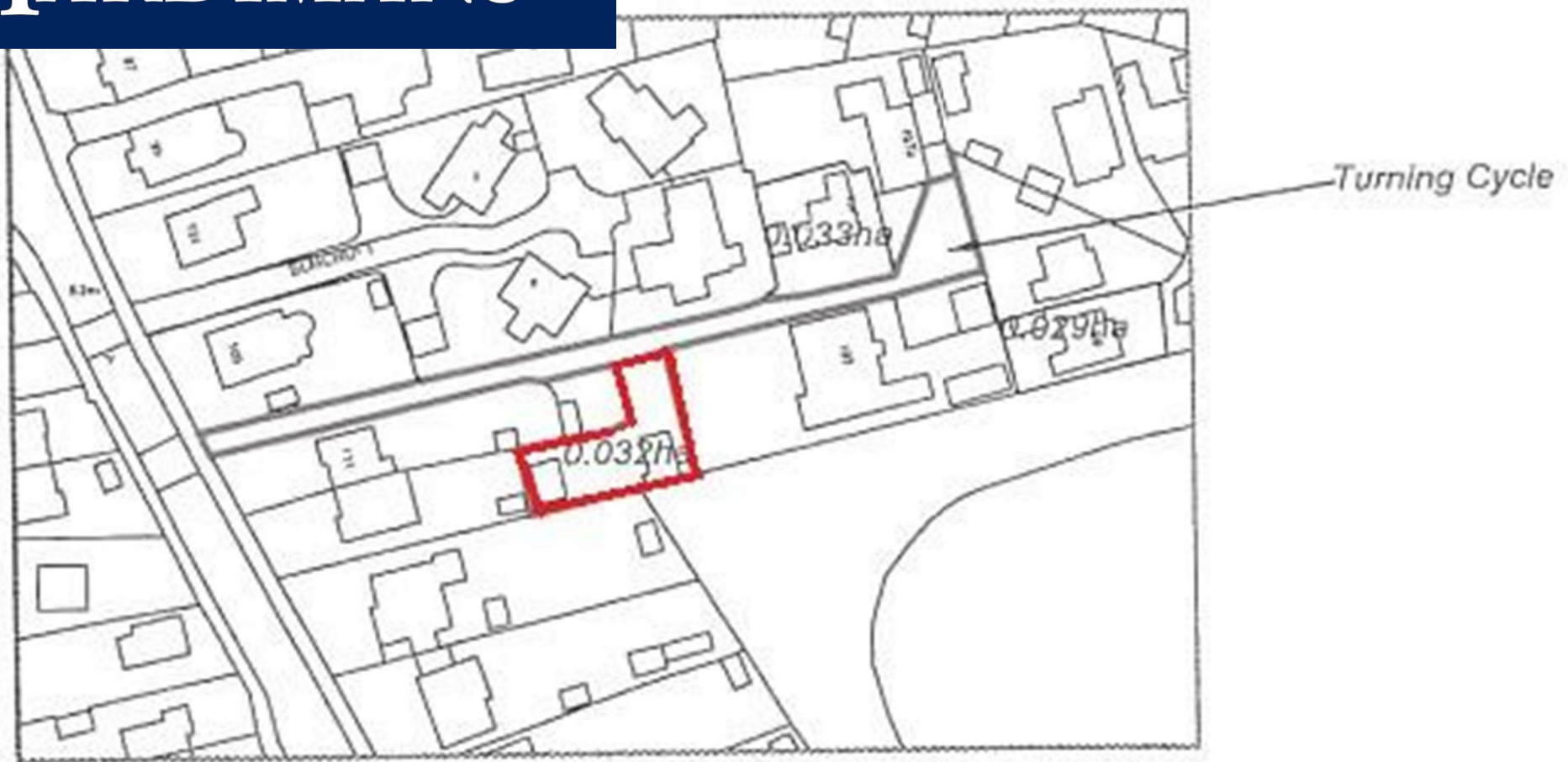




Building Plot to rear of 111/113 Elm Tree Road

Oulton Broad, Lowestoft, NR33 9ES

Guide Price £125,000

Site Location 1:1250

Building Plot to rear of 111/113 Elm Tree Road, Oulton Broad, Lowestoft, Suffolk, NR33 9ES

Excellent freehold building plot with full planning permission for the erection of a detached 2 bedroom bungalow with ample car standing space. The property is quietly located just off a private roadway set well back from Elm Tree Road and is within easy travelling distance of Oulton Broad, with its excellent boating and recreational facilities. Lowestoft and its outstanding beach is also easily accessible being within 2 1/2 to 3 miles distant.

PLOT SIZE

The site extends to approximately 1. (26.6 meters by 10.10 metres). 2. Plus the driveway (10.7 meters x 7.6 meters). Site Size Approximate total = 350 square meters. Please note the property has rights of way across the unmade access road from Elm tree Road.

As far as we are informed, there are no repairing obligations on neighbouring properties who use the road, but we understand those properties usually make minor repairs as and when needed.

OUTLINE PLANNING PERMISSION

Full planning permission was granted on the 2nd October 2023 Ref: DC/23/3638/FUL for the construction of a new 2 bedroom bungalow. Full details can be found on East Suffolk Council Planning website under Public Access.

MATERIAL INFO

This property has:

Mains Water.

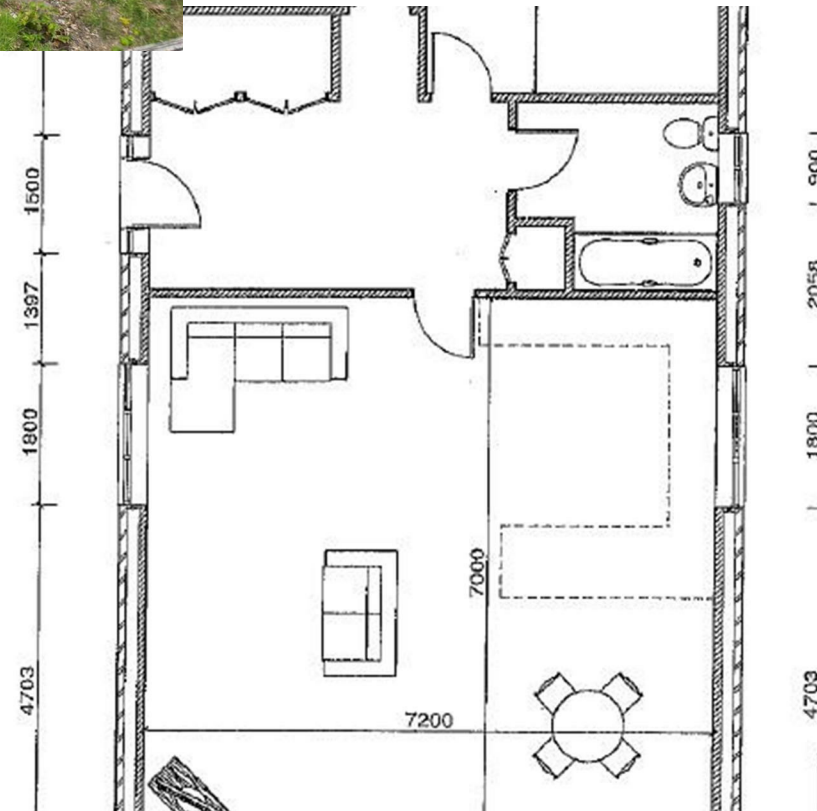
Flood Risk Info: Very low

* Broadband: Could achieve Ultrafast 1800 Mbps download 220 Mbps upload

* Mobile: EE, 02, THREE, 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.





Bungalow Size
Width 7900mm x Length 14300mm
Area 112.97m² Total

The floor plan shows a rectangular building with a central hall. On the left side, there is a large living area with a sofa and a fireplace, and a dining area with a round table and four chairs. On the right side, there is a kitchen area with a sink and a stove, and a bathroom with a bathtub and a toilet. There are two bedrooms, one at the top left and one at the top right. The plan includes various dimensions for rooms and overall sections, as well as a scale bar at the bottom.

Overall dimensions and section measurements:

- Top horizontal dimensions: 1150, 1800, 1900, 1800, 1250
- Left vertical dimensions: 4300, 1500, 1397, 1800, 4703
- Right vertical dimensions: 41539, 900, 2058, 1800, 4703
- Bottom horizontal dimensions: 1650, 4800, 1550

Room dimensions and labels:

- Top left bedroom: 3400 x 2500
- Top right bedroom: 3700 x 4000
- Living area: 7200 x 7000
- Dining area: 7200 x 7000
- Kitchen area: 7200 x 7000
- Bathroom: 7200 x 7000

Bungalow Size
Width 7900mm x Length 14300mm
Area 112.97m² Total

Proposed Layout 1:50

A map from Google Maps showing the area around Rose Dale Primary School. The school is marked with a red pin at the intersection of Elm Tree Rd and Clifford Dr. To the south of the school is Rosedale Park, shown as a green area. Further south is Carlton Meadow Plaza, marked with a green dot. Major roads include Elm Tree Rd, Broadwaters Rd, Heligham Dr, Denton Cr, The Fairway, Long Rd, Tom Crisp Way, Lansdowne, Castleton Ave, Lowestoft Rd, Elmdale Dr, Long Meadow Walk, and Plovers Way. The map also shows the coastline and some water bodies. The Google logo is in the bottom left corner, and "Map data ©2026" is in the bottom right corner.

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.