



Residential Development Opportunity

Guide Price £275,000 Freehold

West Wing, Gorleston Conservative Club, 34 Pier Plain, Gorleston-on-Sea, Gt Yarmouth, NR31 6PE

A unique opportunity to convert an existing three storey period building to three two bedroom terraced townhouses. Positioned in a sought after area close to Gorleston cliffs and town centre. An extensive site with car parking and further development potential all subject to planning.

LOCATION

The property forms The West Wing of the Gorleston Conservative Club which is positioned on the corner of Pier Plain and Sussex Road close to Gorleston town centre. Baker Street and the High Street are within a few minutes' walk from this location. The famous Gorleston cliffs are also within walking distance providing bars and restaurants and, of course, the famous Gorleston beach. A lovely residential location.

PROPERTY DESCRIPTION

The property comprises The West Wing of the current Gorleston Conservative Club. It is a period three storey block which has been most recently used as offices. The proposal is for the conversion of the same to three two bedroom three storey townhouses. Together with a large area of external car parking with direct access from Sussex Road via double secure gates.

The property has a lovely southerly outlook over an existing bowling green and there are sea views from each top floor.

The property is in a rundown condition ripe for development.

SCHEDULE OF ACCOMMODATION

The building provides the following gross internal floors areas:

Ground floor	78.26 sq m
First floor	78.26 sq m
Second floor	<u>68.80 sq m</u>
Total	225.32 sq m (2,425 sq ft)

The upper floors are accessed via stairs to the eastern end of the property.

SERVICES

We believe that mains water, drainage and electricity are connected to the property. Gas is not connected but is believed to be available in Sussex Road. No tests or servicing has been undertaken on any of the services or fixtures and fittings connected to the property.

PLANNING

Pre-application advice has been received from Great Yarmouth Borough Council to consider the change of use from office to residential use (three number dwellings with associated parking) under Use Class C3. Under reference 06/24/0168/PAE.

The site falls within the development limits of Gorleston where development will be supported in principle.

The conclusion is that conversion of the property to three number townhouses would be supported but would require a full planning application. To include a full set of existing and proposed plans including floor plans and elevations, etc.

For further information please contact Great Yarmouth Borough Council's planning department on 01493 846795. The planning officer is lucy.smith@great-yarmouth.gov.uk.

A copy of the pre-application advice is available on request.

TERMS

The freehold of the property is to be sold unconditionally at a Guide Price of £275,000.

VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL: tel: 01493 844489 or email: db@bycroftestateagents.co.uk.

EPC

To be confirmed.

