

Aldreds
Estate Agents



Former Carlton Garage Wellington Road

Great Yarmouth NR30 3JJ

Price Guide £330,000-£350,000

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GUIDE PRICE £330,000-£350,000 Aldreds are pleased to offer this superb development opportunity to acquire a former garage with planning permission to develop the garage with seven flats and two houses. The site offers great flexibility and is in a tucked away location yards from the main sea front. Main Planning Reference 06/20/0333F - Call now for further details!

Former Carlton Garage Building

Planning Permission to demolish the current building and build a block of 7 Flats and 2 Three Storey Town Houses.

Tenure

Freehold

EPC Rating - B (47)

Services

Mains water, electric, and drainage are connected to the site and would need to be separated for the two areas of development.

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head south along South Quay, bear left into Queens Road, continue over the traffic lights, turn left into Nelson Road South, turn right into Albert Square and part way down turn left in to Wellington Road through the arch where the property can be found on the left hand side.

Ref: Y12290/12/24/CF



EXAMPLE FLATS

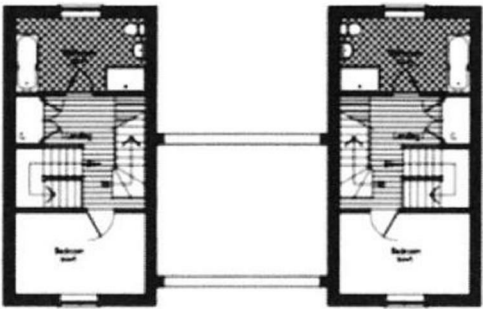


First Floor Plan
1/100

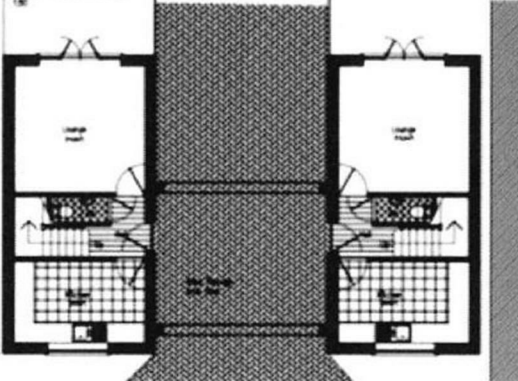
Second Floor Plan
1/100



Street Elevation
1/50



FIRST FLOOR PLAN
1/50



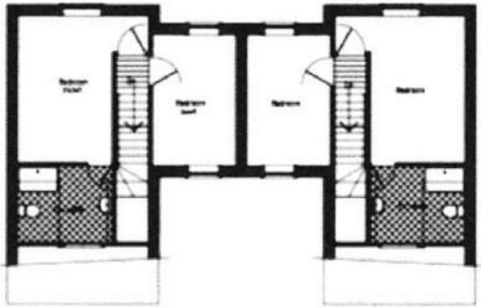
1/50

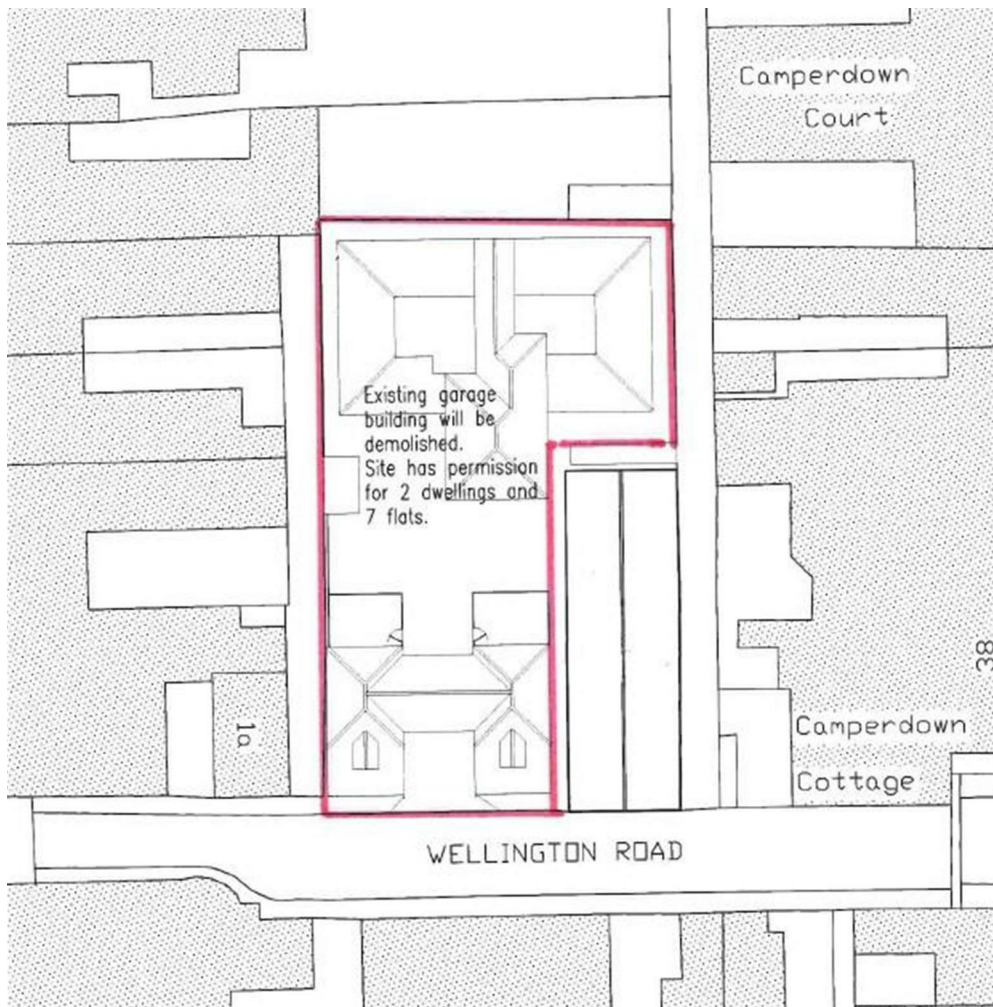
PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL
Site adjacent to Palmer's Restaurant, Worthington Road, St Yvonne's
Planning drawings - Pair of Houses - Site 1 - 2

EXAMPLE TOWN HOUSES

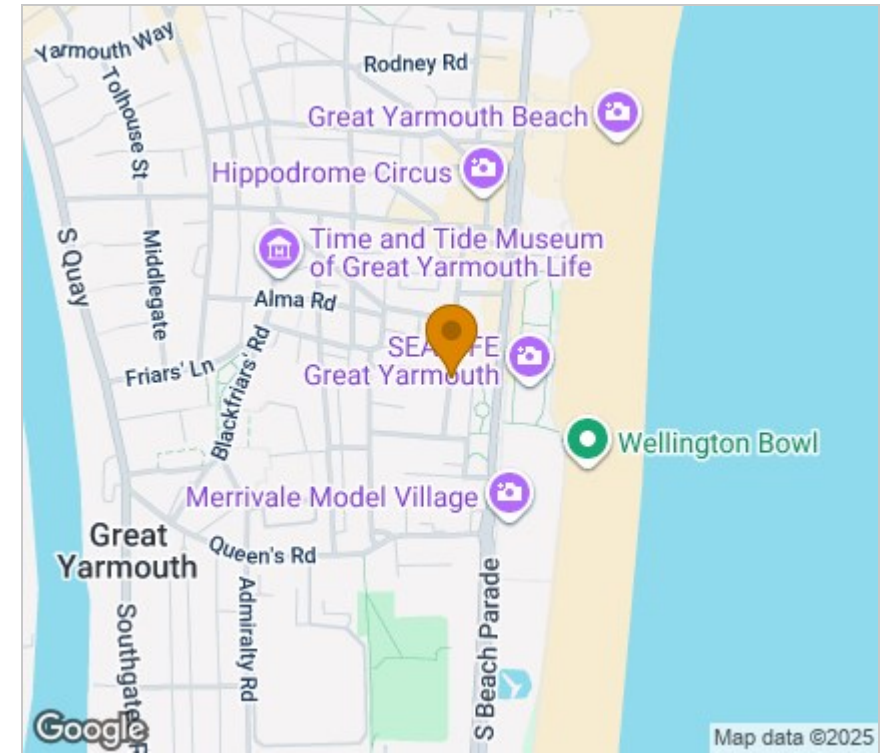


FRONT ELEVATION
1/50

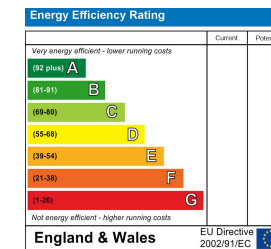




Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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