

Aldreds
Estate Agents



Gorleston Methodist Church, Lowestoft Road

Gorleston-on-Sea, Great Yarmouth, NR31 6SQ

Offers Around £300,000

Gorleston Methodist Church Lowestoft Road

Gorleston-on-Sea, Great Yarmouth, NR31 6SQ

After nearly 200 years of service to the Methodist Movement in Gorleston, these buildings are surplus to their requirements and offered for sale freehold with vacant possession. The site has a long frontage to Lowestoft Road at the junctions of Suffield Road and Englands Lane and is currently occupied by two church buildings, ancillary connecting buildings garden and car parking with access from Suffield Road.

Whilst the site is an excellent re development opportunity either by conversion or part new build the Methodist Church welcomes enquiries from other community groups, providers of social housing and other churches.

SITE

Frontage to Lowestoft Road – 35 metres.

Frontage to Suffield Road - 34 metres.

BUILDINGS

About 600 square metres and ancillary spaces.

SERVICES

Mains water, electricity and drainage are connected to the property.

PLANNING

Prospective purchasers should make their own enquiries.

Our own enquiries suggest that from a conservation perspective the smaller hall is the older and should remain onsite. The conversion might look at access from the

PRICE

Offers invited around £300,000.

OVERAGE

If the property is sold for a use other than the agreed use at a price that does not reflect its re - development value an overage will be required. The overage will be 50% of any gain in value derived from any use other than its agreed use (the gain excludes any costs in getting that planning consent). The overage will be for a period of 25 years from exchange of contract.

VAT

We understand that VAT will not be applicable to the price.

POSSESSION

Vacant possession

BUSINESS RATES

Not applicable





ENERGY PERFORMANCE CERTIFICATES

Not applicable.

LEGAL COSTS

Both parties are responsible for their own legal costs.

GORLESTON-ON-SEA

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-Sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Lowestoft Road is a busy through road which links High Street, Gorleston (the town's prime retail area), via Victoria Road, to the A47 which connects Great Yarmouth to the north and Lowestoft to the south.

LOCATION

The property is located to the west side of the road in a mainly residential area. Also situated in the area are a Tesco Express, The Cliff and Pier Hotels and the town's police station and library.

VIEWING

By arrangement with the agents.

IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

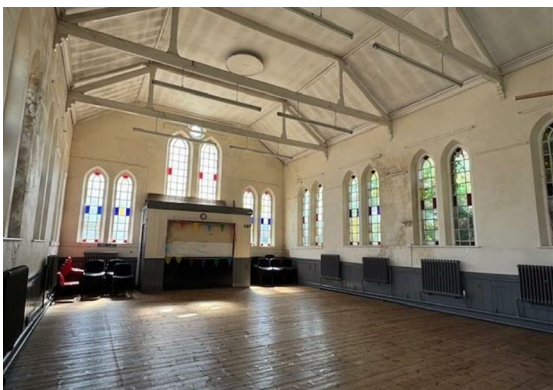
AGENT DETAILS

For further details, please contact:-

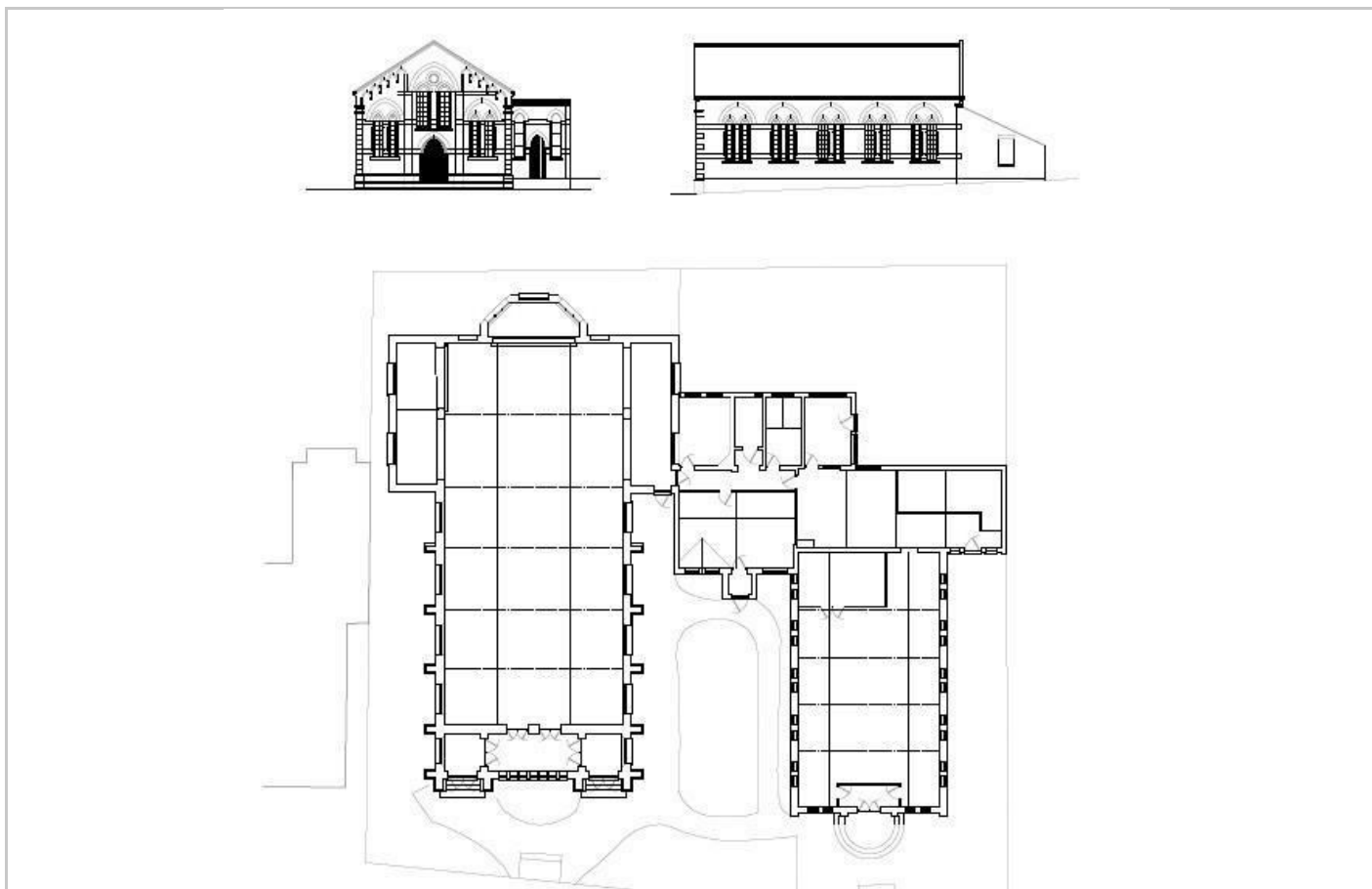
Mark Duffield

01493 844891

mark.duffield@aldreds.co.uk



Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA