

South Lowestoft Methodist Church London Road South Lowestoft NR33 0DY

FREEHOLD FOR SALE BY INFORMAL TENDER

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FREEHOLD FOR SALE - BY INFORMAL TENDER

PRICE GUIDE £250.000

CLOSING DATE - To be Confirmed after a marketing period

Having been declare surplus to the Methodist Church Mission in Lowestoft we offer this landmark mid Twentieth Century built Church for Sale.

The church occupies a prominent corner site (London Road South and Carlton Road) would suit as number of community-based uses or convert to other uses - commercial or residential. The church is located in a Conservation Area.

- 484 sq. mtrs- overall
- Site Area 0.25 acres

Lowestoft

Lowestoft is England's most Easterly town and has an active port with Marinas and commercial users. It is actively involved in fabrication for the offshore energy industry, wind farms and is the base for Orbis Energy a centre of excellence for the offshore renewables business. CEFAS, a world leader in marine science and technology is based in Lowestoft. The south shore of Lake Lothing has in part undergone re-development with food stores business parks small industrial units and marina complexes. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the northern Broads. East Suffolk Council is the administration area and has a population of about 72,000. In the summer months the population increases as the area has a vibrant holiday industry with award winning sandy beaches. Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 30 minutes. A new third river crossing was completed in 2024.

Location

London Road South is a popular residential area with a secondary retail area and is within a five minute walk from the promenade and beach.

Tender

Freehold

Overage

There will be an overage provision within the contract for sale.

Depending on use on sale and end selling price the overage should be a payment of 50% any increase in value created by a planning consent in alternative use over a 25-year period.

Planning / Use

Prospective Purchasers are asked to make their own enquiries. There has been no planning work undertaken by the seller prior to offering the property.











Possession

Vacant possession upon completion.

Legal Costs

Both parties are responsible for their own legal costs.

Services

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

Local Authority

East Suffolk Counci

Accommodation

Entrance

Church - 9.72m x17.87m (two storey eaves)

Reception Hall - 7.45m x 8.00m

Meeting Room - 4.9m x 6.8m

WC x 3

Office - 3.5m x 2.2m

Oasis 5.091m x 3.6m

There are small curtilage areas around the church.

Viewing

By arrangement with the Selling Agents.

Contact Mark Duffield

Mobile: 07710602779

Identity Checks

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

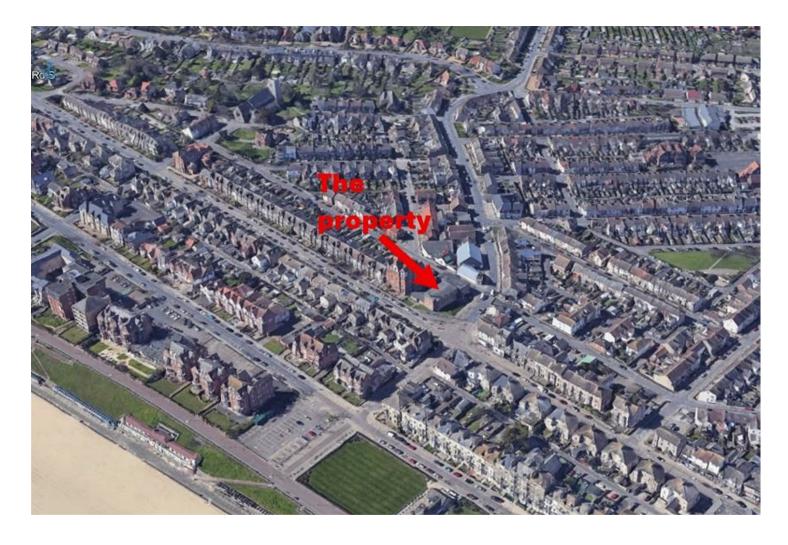
For further details please contact:

Mark Duffield

01493 844 891

mark.duffield@aldreds.co.uk

Area Map



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 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 representation or warranty shatever in relation to 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 the employment of themselves are the employment of t

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