



### Location

Lowestoft is a busy coastal town and a centre for excellence for offshore and renewable energy. It is located approximately 30 miles south-east of Norwich and 40 miles north of Ipswich via the A47 and A12 trunk roads respectively. The built-up area of Lowestoft has a population in the region of 73,500, including areas such as Carlton Colville, Oulton and Corton.

The subject property is located in Oulton Broad area, some 3 miles west of Lowestoft town centre. It sits within a large housing development and opposite The Limes Nursery and Primary Academy School.

### Description

The property comprises a development site forming part of the wider Woods Meadow residential scheme being undertaken by Persimmon. The site is allocated in the development masterplan as a neighbourhood shopping centre and has the following benefits:

- Prominent and accessible position opposite the new school.
- Part of a popular and rapidly expanding residential location.
- 244 new homes already built and occupied. A further 367 in the scheme's pipeline.
- 204 other new homes in the area.
- Prime opportunity for neighbourhood retail (including food) development.

### Accommodation

The site has a gross area of approximately **1.25 acres** (0.51 hectares). The allocation permits the development of up to 1,000 sq m (10,764 sq ft) of retail floor space.

### Tenure

The site is being offered for sale on a freehold basis. Both conditional and unconditional offers will be considered. The vendors will require that evidence of due diligence and planning enquiries is submitted prior to accepting any offer.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### Price

Offers in the region of **£400,000**

### Energy Performance Certificate

Not applicable.



## Rates

The property does not currently have a rating assessment.

## Planning & Uses

The site is allocated within the wider development as a neighbourhood shopping area. It is anticipated that any development would be for retail uses to support the community.

## Viewings & Further Information

**Graham Jones**

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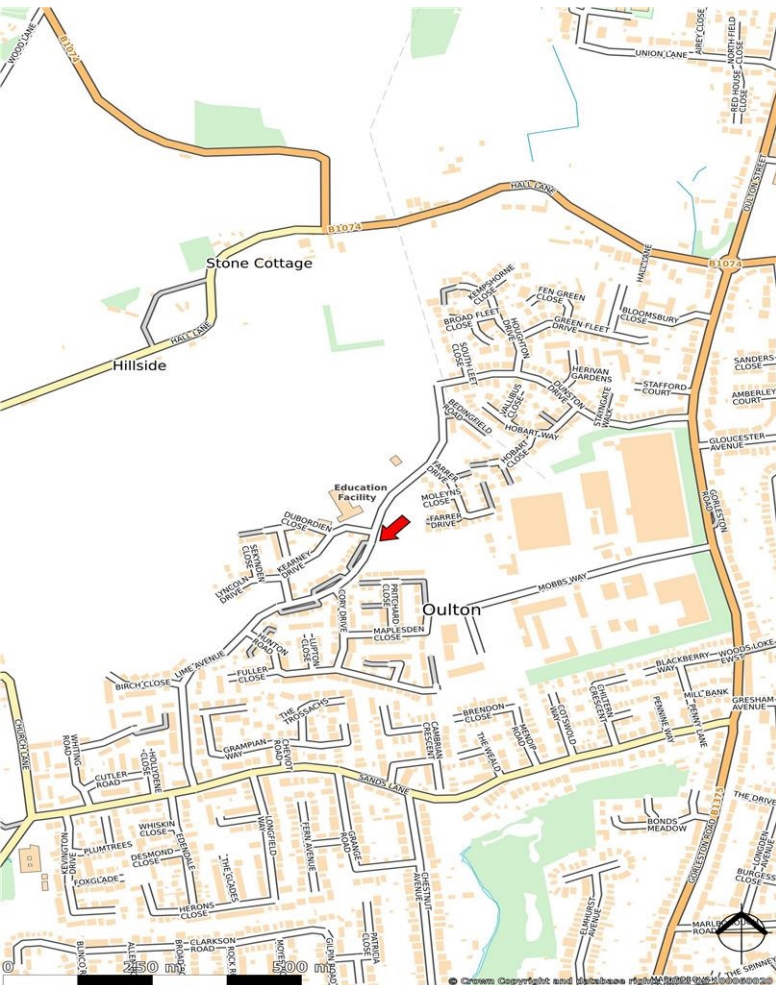
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

## Service Charge

Details of any estate charge are to be confirmed.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)