

FREEHOLD DEVELOPMENT LAND FOR SALE

Guide Price : Offers in region of £595,000

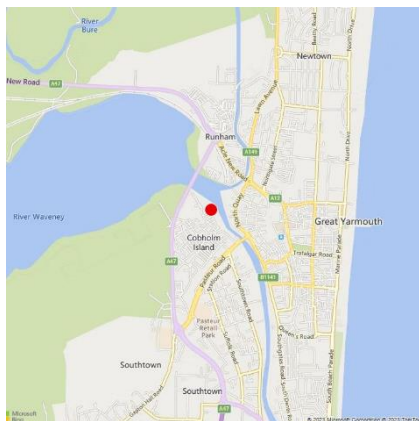
Land in Critten's Road, Great Yarmouth, Norfolk NR31 0AG



- FOR SALE - Residential / Commercial Development Land

- 1.59 acres (0.69 hectares) (subject to survey)
- Residential or Commercial development (subject to planning)
- River and harbour views
- Area undergoing major redevelopments

Land In Critten's Road, Great Yarmouth, Norfolk NR31 0AG



Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction and nearing completion and opening.

Located on the edge of Cobholm residential area along side industrial buildings with river views up and down the River Yare.

Description

Land with river frontage and panoramic views of the River Yare and Great Yarmouth offered for residential or commercial development (subject to planning).

No planning consent has been applied for but informally Great Yarmouth Borough Council Planning Department has indicated that residential or commercial development would be considered favourably.

As an example a 4 storey apartment building and an office building have been completed to the north of the site with parking on the ground floor, and a complementary development is underway to the south.

The sea defence wall has been re-inforced and raised in recent years by the Environment Agency.

Prospective purchasers should make their own enquiries with regards to planning and services.

Land Areas

Development Land approximately 1.59 acres (0.69 hectares) subject to survey.

Services

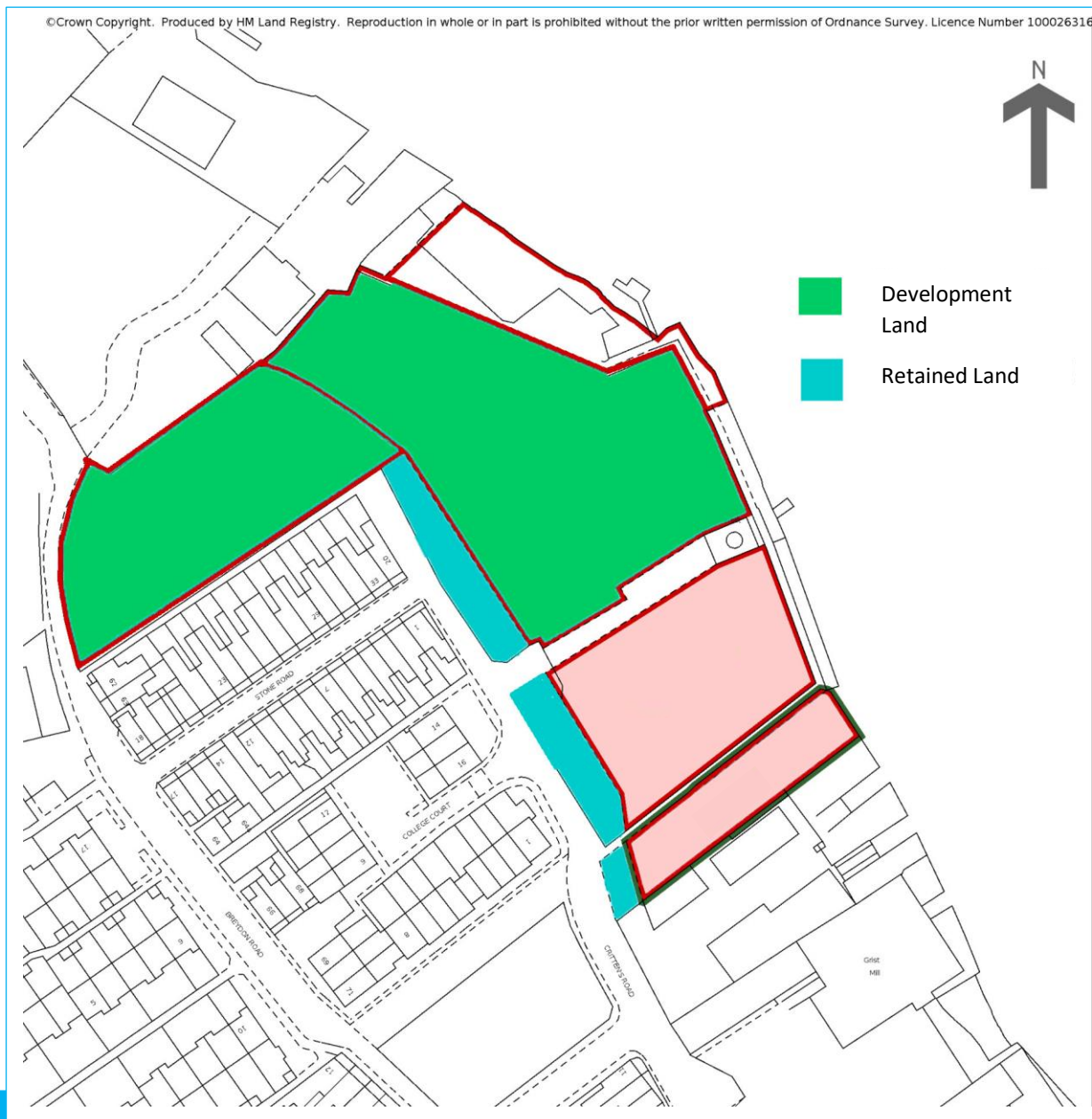
Prospective buyers should satisfy themselves of availability and likely costs of connection.

Tenure and Terms

The Freehold interest is offer for sale at a guide price of £595,000 subject to contract.



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Planning

Commercial or Residential development site (subject to planning consents).

The land fall under Policy CS17 of the GYBC Adopted Core Strategy which seeks to '...regenerate the waterfront area with a mix of housing, shopping and employment uses.'

The land coloured blue is in the same ownership and could be made available to allow road improvements to give access to the development site and for services to the site.

Note: There are footpaths crossing the land to the rear of Stone Road that may need to be allowed for within any development layout or diverted, subject to necessary consents.

Possession

Vacant possession upon completion.

Business Rates

Not applicable.

EPC

Not applicable.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.

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Agent Details

For further details please contact:

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Registered RICS Valuer

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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