

Freehold Opportunity

£750,000

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# 20 FLORENCE ROAD

Rare 0.52 acre residential development opportunity, situated in sought-after Pakefield just 400m from an award winning beach, and close to local amenities.

Pakefield, Suffolk.

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# INVESTMENT SUMMARY

- 1.** Unique residential development opportunity with over 0.5 acres of land.
- 2.** Site comprises of a spacious 1960's 4 bedroom family home, two large detached Victorian commercial units and bloc of 5 garages, offering huge potential to develop into multiple residential, holiday let or commercial units. There is further potential for the remaining land to have additional new build units, subject to planning granted. The freehold site will be sold overage free.
- 3.** Situated in sought after Pakefield, just 400m from the beach and a stone's throw from variety of local amenities.
- 4.** Beautifully landscaped gardens enclosed by tall trees, offering a private and quiet area for the new owners.
- 5.** If solely a change of use was granted, we estimate that you could convert the front outbuilding into two 3-4 bedroom, three story townhouses with south facing rear gardens and parking, build a new three bed detached house with large garden and parking, in the footprint of the rear outbuilding. This with the value of the current family home being renovated, this would give you a potential GDV of £2M+. Previous drawings for development are available upon request.



# DESCRIPTION

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Paul Hubbard Commercial are excited to offer a unique opportunity, available for the first time in over 50 years. In one of the most sought after areas in Pakefield, close to the beach, this 1/2 acre+ residential/commercial site, has huge development potential and opportunity to add significant value.

This rare to market property is located in the heart of Pakefield, a coastal village in the Suffolk region of England. The four-bedroom family home boasts a unique mid-century design that is both spacious and welcoming. The house is surrounded by beautifully landscaped gardens that offer a peaceful and serene atmosphere.

In addition to the family home, the property also features 1x two-storey and 1x three-storey commercial buildings/outhouses that have a rich fishing heritage. These units offer a glimpse into the area's history whilst combining an attractive opportunity for residential development STP. The central workshops on the property are an added bonus, providing ample space for a variety of commercial or personal uses.

The property's location is also a major selling point, as it is situated in a prime position that offers easy access to all the amenities that Pakefield has to offer. The village is known for its stunning coastline, beautiful beaches, and rich cultural heritage.



# 20 FLORENCE ROAD PAKEFIELD

## Property Description:

### RESIDENTIAL UNIT:

**UTILITY ROOM** - 5.3m x 3.5m - Aluminium double glazed door opening to side aspect, aluminium double glazed window to rear aspect, carpet flooring and opening to inner hall. Mid century units below wooden work surface with inset stainless steel sinks drainer. Spaces for washing machine, tumble dryer and fridge freezer.

**INNER HALL** - Stairs leading to first floor landing, carpet flooring, doors opening to kitchen/breakfast room and into lounge and storage cupboard

**KITCHEN/BREAKFAST ROOM** - 4.9m x 3.9m - X4 aluminium double glazed windows to front and side aspects. Carpet flooring, mid century fitted units above and below work surfaces with inset stainless steel sink and drainer. Integrated oven with grill and induction electric hob. Tiled splash back and original lighting. Door opens into dining room

**DINING ROOM** - 4.7m x 3.7m - Aluminium double glazed window to front aspect, carpet flooring and opening into lounge

**LOUNGE** - 6.3m x 4.8m - Aluminium double glazed sliding door to rear garden, carpet flooring and cast iron open fireplace

### STAIRS TO FIRST FLOOR LANDING -

Aluminium double glazed window to side aspect, carpet flooring, doors opening to bathroom, bedrooms 1-4

**BATHROOM** - 3.0m x 2.6m - Aluminium double glazed window to side aspect, carpet flooring, panelled bath with shower head attached, his and hers sink, toilet and bidet.



**BEDROOM 1** - 4.8m x 4.7m - Aluminium double glazed sliding door opening to stunning rear garden views. Carpet flooring and door opening to store cupboard

**BEDROOM 2** - 4.7m x 4.1m - Aluminium double glazed window to front aspect and carpet flooring with door opening to storage room

**BEDROOM 3** - 3.3m x 3.2m - Aluminium double glazed window to rear aspect, carpet flooring and sliding doors opening to fitted wardrobes

**BEDROOM 4** - 4.0m x 2.7m - Aluminium double glazed window to front aspect and carpet flooring

### **DEVELOPMENT OPPORTUNITIES:**

This site lends itself perfectly for development due to the size, layout and location of the plot.

There is currently no planning permission in place, however drawings have previously been completed to show a fully developed site option, including 12 additional residential units to the existing house, plus parking spaces for each of these units. This would inflate the GDV to in the region of £3.5M.

All figures are purely a guide to the potential of the site and all prospective buyers should do their own research on local values and get planning advice if this is something you are looking to undertake.







# RATES

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Current rateable value

**TBC**

**For information on potential business rates relief or reductions, please contact East Suffolk Council.**



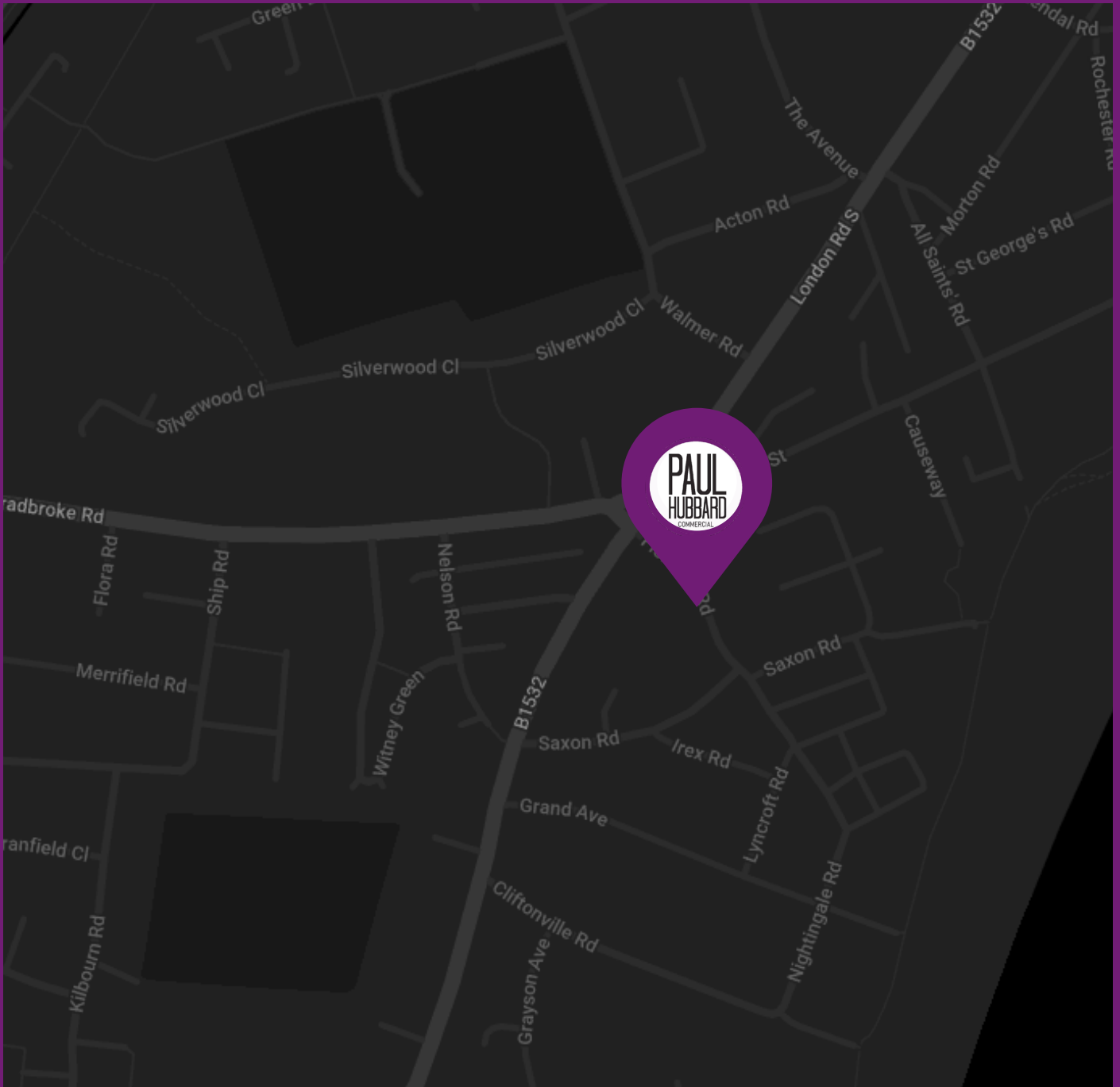


# LOCATION



**20 Florence Road,  
Pakefield, Lowestoft,  
Suffolk, NR33 7BX**

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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