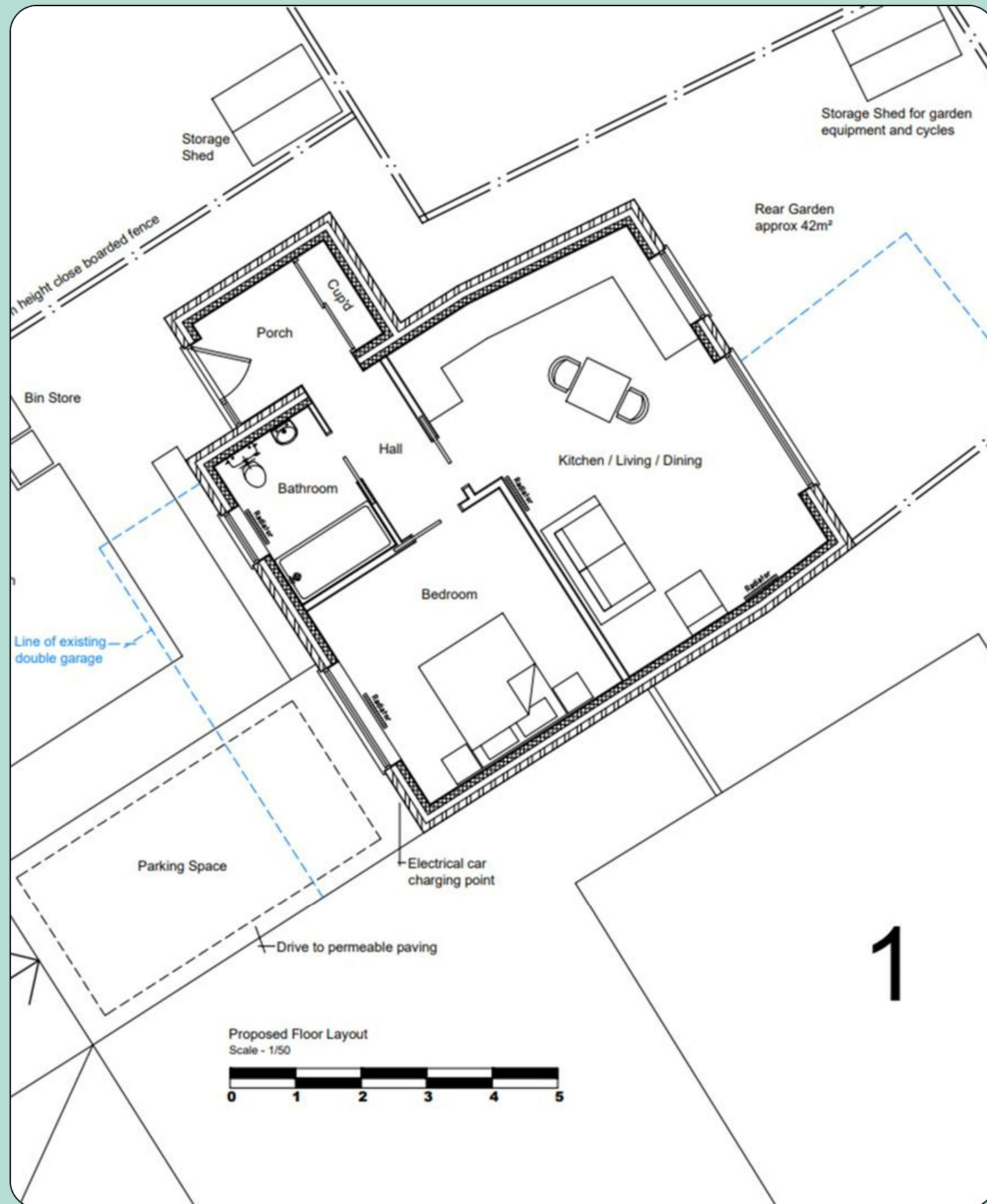


£70,000  
Guide Price



## Lowestoft Road

Suffolk, NR33 8JD

- \*\* PLOT OF LAND \*\* for sale
- Planning permission granted
- Plans for a 1 bedroom bungalow with parking
- & Front and rear gardens
- Popular Carlton Colville location
- Close to local amenities
- Great investment opportunity
- Chain free

**PAUL  
HUBBARD**

Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
www.paulhubbardonline.com  
01502 531218  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## Location

This plot of land is situated in the desirable area of Carlton Colville, prominently positioned at the junction of Lowestoft Road and Shaw Avenue. Carlton Colville lies on the edge of Lowestoft and Oulton Broad, one of the main gateways to the picturesque Norfolk Broads. The location benefits from a wide range of local amenities, including schools and supermarkets, while also offering convenient access to Lowestoft town centre. Lowestoft itself provides a central railway station and an extensive selection of further amenities.

## Summary

This plot presents an excellent development opportunity, with planning permission already approved for a one-bedroom detached bungalow, complete with parking and both front and rear gardens. It offers the perfect chance to create a bespoke home tailored to your own requirements, or to pursue a rewarding investment opportunity.

Offered chain-free, the plot allows for a straightforward and hassle-free purchase. An exciting opportunity to develop something truly special in a desirable location.

## Agent Note

For more information, or to book in for a viewing, please call the sales team today on 01502 531218.



## Site Location Plan

Scale: 1/1250

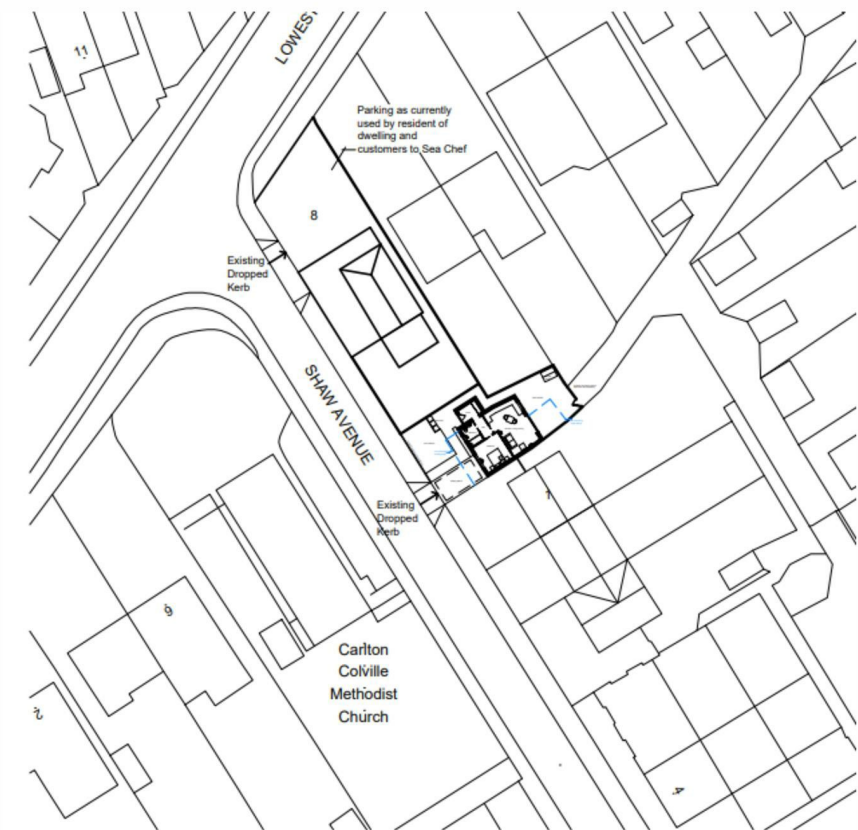
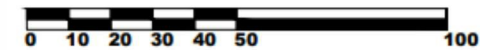
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On behalf of The Controller of Her Majesty's Stationery Office



## Proposed Block Plan

Scale: 1/500



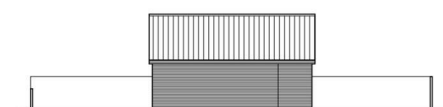
Proposed Front Elevation (West)  
Scale - 1/100



Proposed Rear Elevation (East)  
Scale - 1/100



Proposed Side Elevation (North)  
Scale - 1/100



Proposed Side Elevation (South)  
Scale - 1/100

**Proposed Materials**  
Roof - Roof tiles to match the roof tiles of the neighbouring bungalow as near as possible.  
Walls - To match the brickwork of the neighbouring bungalow as near as possible.  
Windows and Doors - White - UPVC.

**Notes:**  
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