

Aldreds
Estate Agents

32 & 34 Waveney Drive

Lowestoft, NR33 0TN

Asking Price £175,000

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32 & 34 Waveney Drive

Lowestoft, NR33 0TN

*** Investment Opportunity – Two Properties – Waveney Drive, South Lowestoft ***
Aldreds are delighted to offer this unique investment opportunity to purchase two semi-detached properties at numbers 32 and 34 Waveney Drive, South Lowestoft, included within one combined asking price. Both properties date from the 1930s and are currently uninhabitable, requiring considerable renovation and refurbishment throughout. Offering potential for investors and developers, the properties each benefit from a rear garden, while number 34 also boasts an additional side garden, presenting potential for further development, subject to the necessary planning permissions. Conveniently located in South Lowestoft, the properties are within walking distance of local amenities and Lowestoft's popular beaches. Cash buyers only. Early enquiries and viewing arrangements are strongly recommended to appreciate the potential this opportunity offers.

The Opportunity

Great chance to purchase 2 unhabitable semi detached homes. The opportunity would be to develop the existing buildings or redevelop the site.

The Location

The properties are located in South Lowestoft being in a desirable position within walking distance of local amenities and South Lowestoft beach.

Viewing Arrangements

The properties are classed as unsafe for internal viewings so please call the Aldreds office and we can arrange to meet you on site.

Suitable Buyers

Due to the condition of the properties and the amount of work required we are asking for cash buyers only.















Conclusion

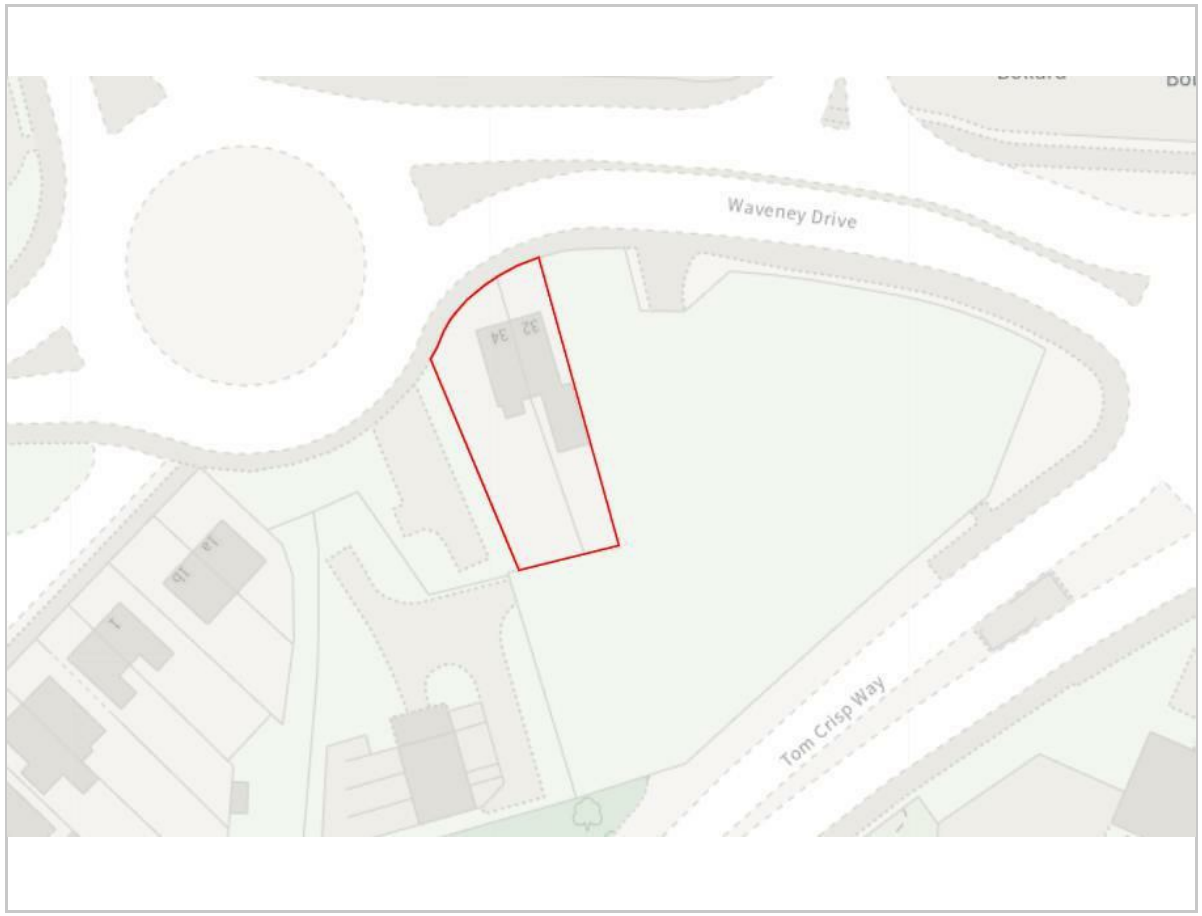
The listing comprises two properties, Nos. 32 and 34 Waveney Drive, being offered for sale as an exciting development opportunity. The site offers a range of possibilities, including the refurbishment and improvement of the existing buildings, their reconfiguration, or the comprehensive redevelopment of the entire site. Potential options could include creating one substantial detached residence, retaining the properties as two semi-detached homes, or demolishing the existing buildings to facilitate a complete redevelopment, subject to the necessary planning permissions and consents. This represents an attractive opportunity for developers, investors or private purchasers seeking to maximise the potential of the combined site.

Overage Clause

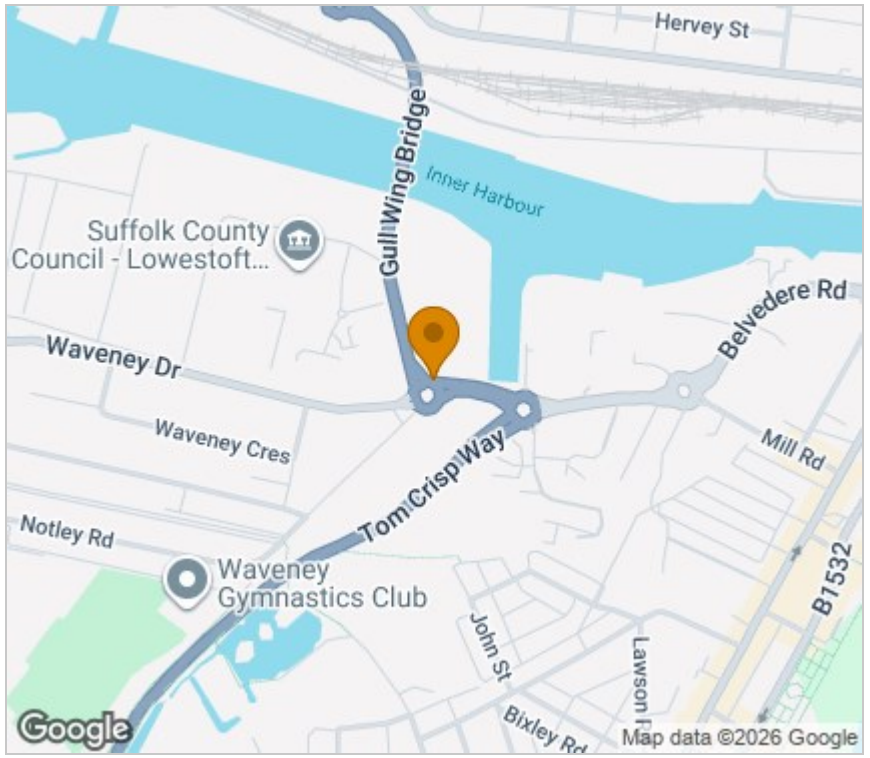
Overage clause of 15% on residential development triggered as soon as planning permission is granted.

Ref: L2730/10/26

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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 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. Aldreds 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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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