



Gorleston Methodist Church, Lowestoft Road  
Gorleston-on-Sea, Great Yarmouth, NR31 6SQ  
Auction Guide £200,000

## Gorleston Methodist Church Lowestoft Road

Gorleston-on-Sea, Great Yarmouth, NR31 6SQ

**\*FOR SALE BY AUCTION, AGENT - AUCTION HOUSE\***

After nearly 200 years of service to the Methodist Movement in Gorleston, these buildings are surplus to their requirements and offered for sale freehold with vacant possession. The site has a long frontage to Lowestoft Road at the junctions of Suffield Road and Englands Lane and is currently occupied by two church buildings, ancillary connecting buildings garden and car parking with access from Suffield Road.

Whilst the site is an excellent re development opportunity either by conversion or part new build the Methodist Church welcomes enquiries from other community groups, providers of social housing and other churches.

### SITE

Frontage to Lowestoft Road – 35 metres.

Frontage to Suffield Road - 34 metres.

### BUILDINGS

About 600 square metres and ancillary spaces.

### SERVICES

Mains water, electricity and drainage are connected to the property.

### PLANNING

Prospective purchasers should make their own enquiries.

Our own enquiries suggest that from a conservation perspective the smaller hall is the older and should remain onsite. The conversion might look at access from the

### PRICE

Offers invited around £300,000.

### OVERAGE

If the property is sold for a use other than the agreed use at a price that does not reflect its re-development value an overage will be required. The overage will be 50% of any gain in value derived from any use other than its agreed use (the gain excludes any costs in getting that planning consent). The overage will be for a period of 25 years from exchange of contract.

### VAT

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

### POSSESSION

Vacant possession

### BUSINESS RATES

Not applicable





### ENERGY PERFORMANCE CERTIFICATES

Not applicable.

### LEGAL COSTS

Both parties are responsible for their own legal costs.

### GORLESTON-ON-SEA

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-Sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Lowestoft Road is a busy through road which links High Street, Gorleston (the town's prime retail area), via Victoria Road, to the A47 which connects Great Yarmouth to the north and Lowestoft to the south.



### LOCATION

The property is located to the west side of the road in a mainly residential area. Also situated in the area are a Tesco Express, The Cliff and Pier Hotels and the town's police station and library.

### VIEWING

By arrangement with the agents.

### IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### AGENT DETAILS

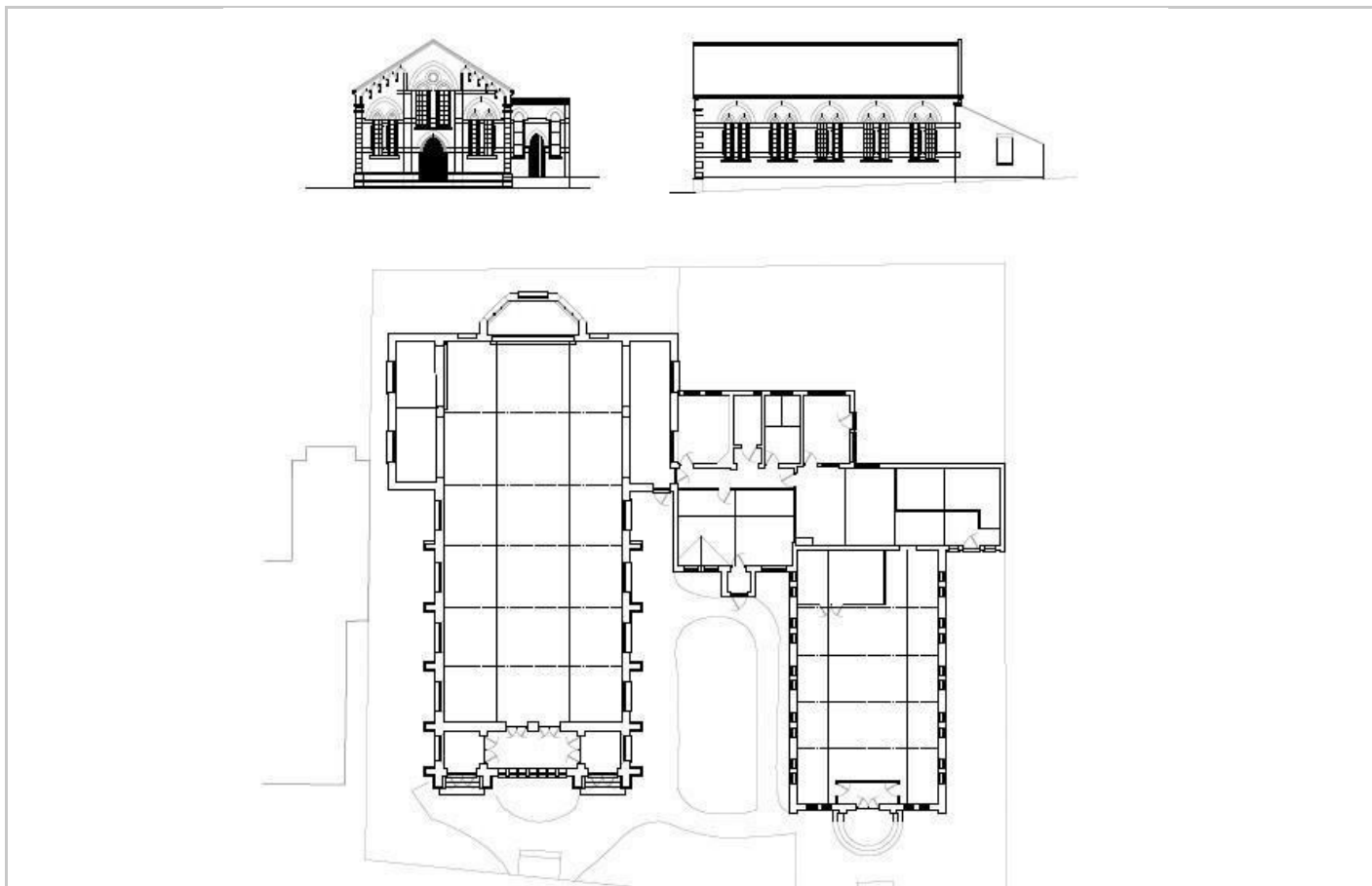
For further details, please contact:-

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## Floor Plan



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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