

## Marsh Road, Lowestoft

A rare opportunity to deliver a landmark waterfront residential scheme in a sought-after coastal location. With planning in place and a clearly defined GDV, the site offers immediate appeal to developers seeking a high-quality scheme with strong end value potential.

£1,500,000

# Saltwater Way

Oulton Broad, Lowestoft, NR33



- Prime waterside development site
- Attractive waterfront outlooks
- Established and improving location
- Planning permission in place
- Strong GDV and investment potential
- Large-scale mixed residential scheme
- Lift-served buildings with parking provision

## The Opportunity

The site benefits from planning permission for a comprehensive residential-led scheme comprising a mix of apartments, houses and specialist accommodation, arranged to maximise the attractive waterfront setting overlooking Lake Lothing.

The development includes:

A prominent waterfront apartment block (Plots 1–21)

A mix of 1 & 2-bedroom apartments, including larger duplex units

8 x 4-bedroom detached houses

Additional sheltered accommodation units

In total, the scheme provides approximately 48,493 sq ft of residential accommodation, offering a well-balanced mix of unit types suited to a wide range of buyers.

## Location

The site occupies a strategic and highly attractive position:

Fronting Lake Lothing with open water views

Adjacent to a boardwalk and waterfront setting

Bounded by Saltwater Way and a railway line

Convenient access to Lowestoft town centre and transport links

This location offers strong appeal for both owner-occupiers and investors seeking modern coastal living.

## Planning & Design

The scheme benefits from implemented planning permission, with revisions enhancing the overall viability and design, including:

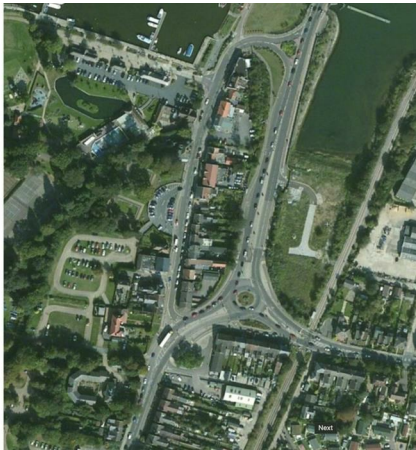
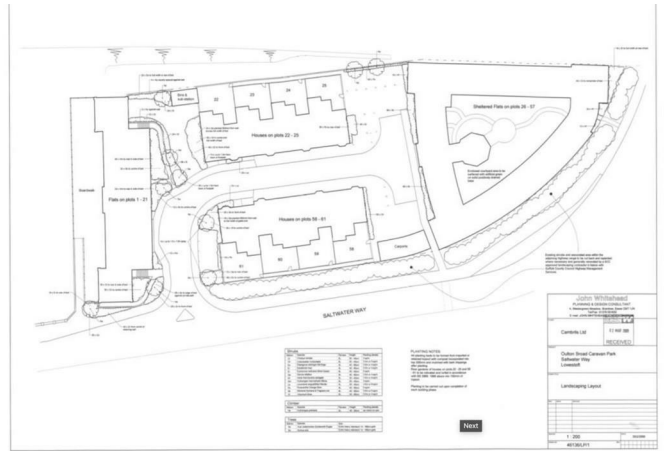
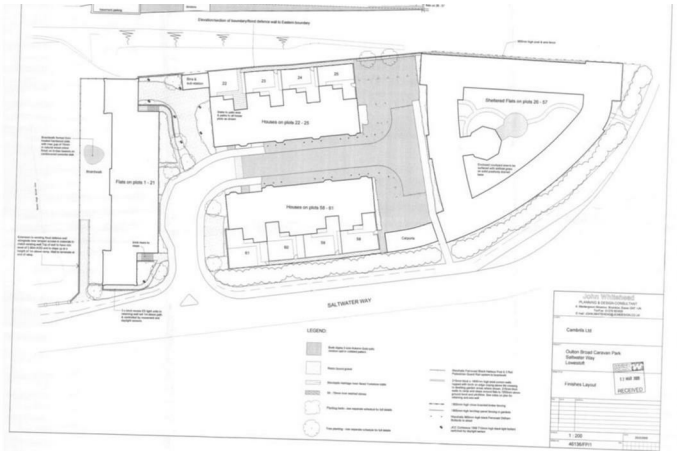
Conversion of former commercial units to residential flats

Inclusion of lift access to all apartments

Improved internal layouts and accommodation

Additional stairwell extensions and modernised design

The building has been carefully designed to maximise its waterfront position, with a distinctive curved layout and central courtyard arrangement.



**Plots 26 – 57 (Sheltered flats)**

**18 x 1 bedroom flats: -**

- 3 at 556
- 6 at 496
- 4 at 531
- 3 at 578 (inc. Warden's flat)
- 2 at 486

**14 x 2 bedroom flats: -**

- 3 at 675
- 3 at 733
- 6 at 667
- 2 at 711

**19122sq ft – Total Floor Area**

In addition Sheltered flats also include Residents Lounge & Kitchen, Guest Bedroom & En suite, Laundry Room and Office.

**TOTAL LIVING SPACE FLOOR AREA FOR WHOLE SITE = 48493 Square Feet**

## Floor Plan

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