



311, 312 & 314 Whapload Road,
Lowestoft



**FISHER
GERMAN**

311, 312 & 314 WHAPLOAD ROAD



311, 312 & 314 Whapload Road, Lowestoft,
NR32 1UH



**Development opportunity for sale extending to
approximately 0.23 acres.**

- Residential development approved
- Phase 1 part completed
- Stunning sea views



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Development opportunity for sale

Location

Whapload Road is a street located in the town of Lowestoft in Suffolk, England. The road runs in a north-south direction and is approximately 1.5 miles long. It starts at the A12 roundabout in the north and ends at the Bascule Bridge in the south, which crosses the River Waveney and leads to the neighbouring town of Oulton Broad.

Whapload Road is a busy thoroughfare and is lined with a variety of businesses, including shops, restaurants, and pubs. There are also several residential areas along the road. One of the notable landmarks on Whapload Road is the Marina Theatre, a historic venue that hosts a variety of performances, including plays, musicals, and concerts.

Overall, Whapload Road is an important part of the town's infrastructure and is a popular destination for both locals and visitors. Historically, Lowestoft was a fishing town and port, with a thriving industry based on herring fishing. However, in recent years, the fishing industry has declined, and the town has become more focused on tourism and services.

Lowestoft is known for its long, sandy beach, which stretches for several miles along the coast. The town also has a number of tourist attractions, including the Lowestoft Maritime Museum, the East Anglia Transport Museum, and Ness Point, which is the most easterly point in the UK.

Description

The land as it exists extends to approximately 0.23 acres and consists of a number of buildings some of which works have substantially commenced.

Planning permission has been granted in three phases.

Phase 1 – Conversion of existing four storey building to provide four ground floor commercial studio's and 12 residential apartments on the upper floors. (Part completed).

Phase 2 – Conversion of existing building to provide two ground floor commercial studios and 6 residential apartments above.

Phase 3 – Conversion of Listed warehouse unit into two 'live work' units consisting of ground floor studio commercial space with two, two-bedroom apartments above.

Accommodation

Planning consent granted for the development of the site in three phases comprising x18 residential apartments, x6 commercial units and the conversion of a listed building into x 2 live work units consisting of ground floor studio commercial space with two, two-bedroom apartments above.

Tenure

This property is available to purchase for the freehold at an asking price of offers in the region of £1,250,000 exclusive of VAT.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Planning

Planning consent has been granted on planning applications DC.13.0812.FUL, DC14.3344.FUL and DC.15.4311.FUL for x18 residential apartments, x 6 commercial units and the conversion of a listed building into x 2 live work units.

Plans, drawings and title information are available on request.

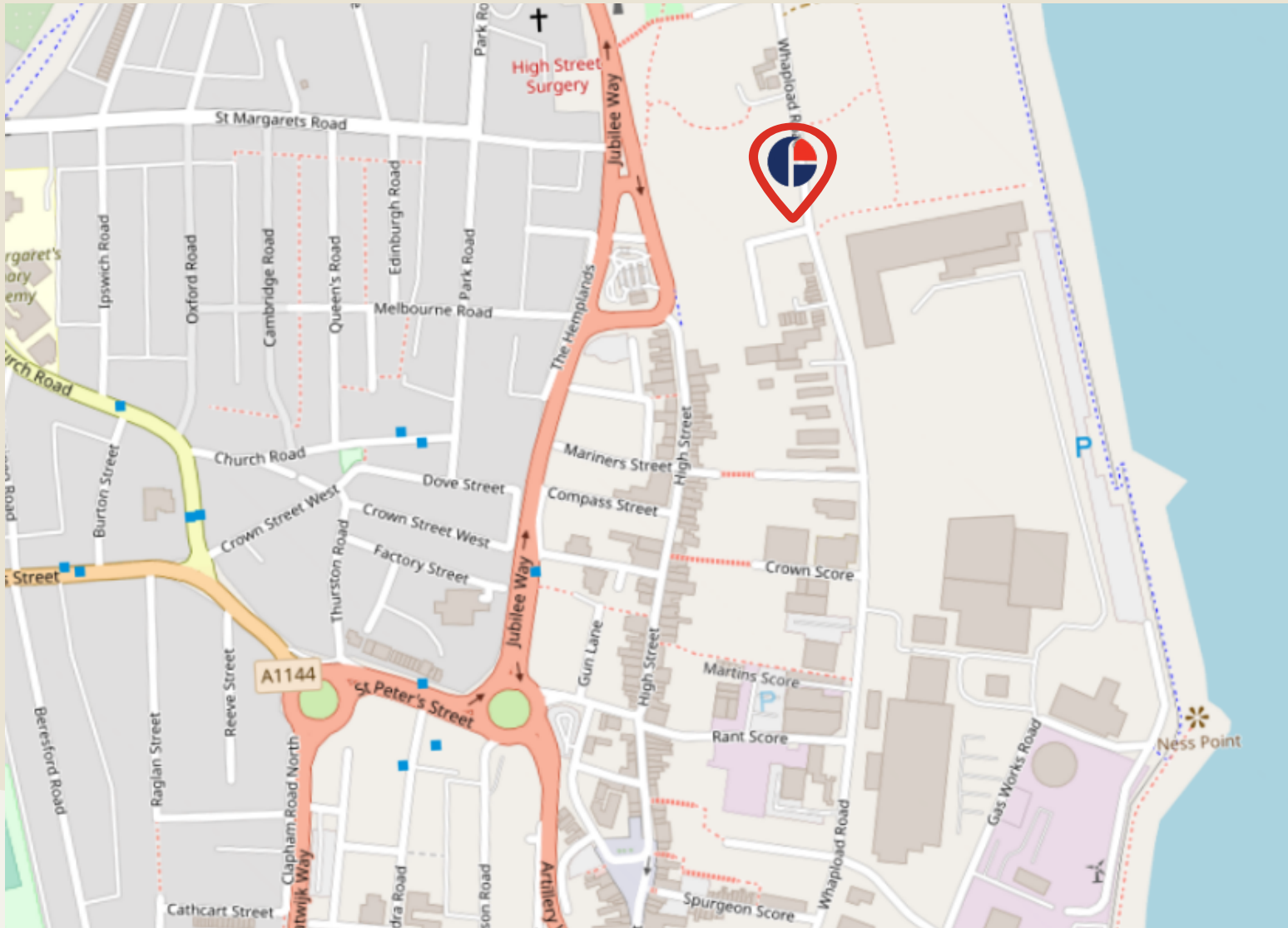
Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

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Approximate Travel Distances

Locations

- A146 - 14 miles
- A12 - 1 mile
- Norwich - 27 miles

Nearest Station

- Lowestoft - 1 mile

Nearest Airports

- Norwich - 34.2 miles

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Particulars dated June 2023.
Photographs dated June 2023.