



Aldreds
Estate Agents

Development Land Mildred Stone House

Lawn Avenue, Great Yarmouth, NR30 1QS

Price Guide £600,000

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GUIDE PRICE £600,000-£620,000 Aldreds are pleased to offer this superb development opportunity in a prime location overlooking the River Bure. The site offers nine plots of three storey houses the majority of which have been designed and orientated to enjoy views over the river and all offering a garage/parking and spacious garden areas. The initial planning conditions have been discharged and the site has been readied for an early commencement. Planning reference 06/21/0525/F - Please contact the office for further information.

Tenure

Freehold

Services

Discharge of conditions within the planning permission 06/22/0522/CD relating to surface water, foul waste details, contamination report and remediation statement, landscaping scheme, boundary treatment details and agricultural statement. All services are believed to be available in the vicinity and a prospective purchaser should satisfy themselves of the location and adequacy of supply.

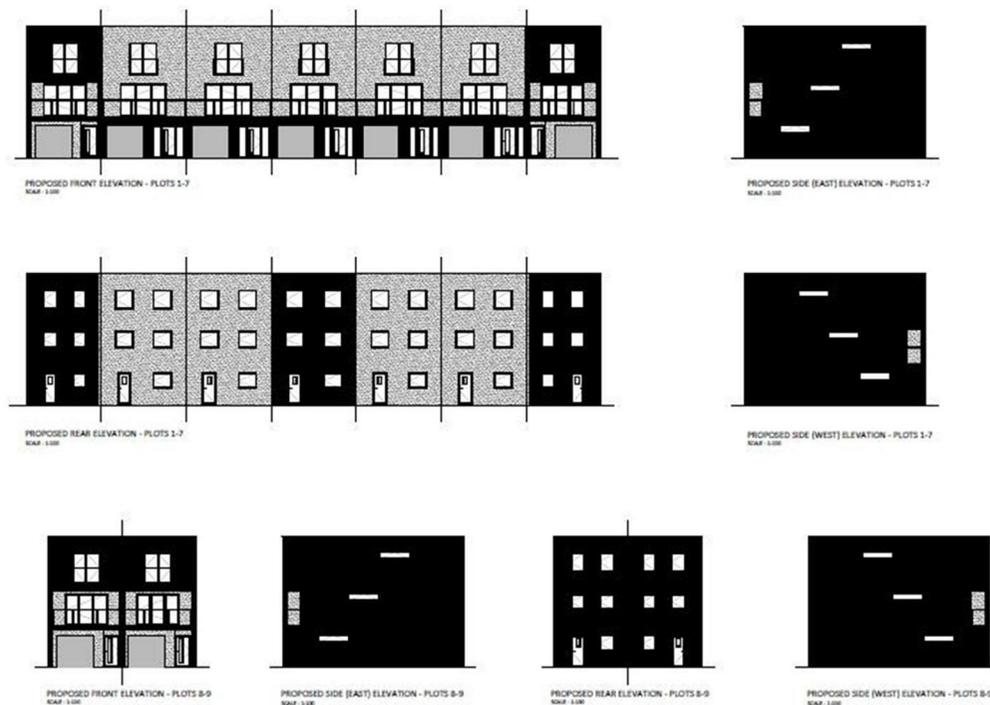
Location

The site overlooks the River Bure close to the town centre. The town of Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

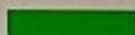
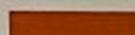
Directions

From the Great Yarmouth office head North along North Quay, continue over the roundabout onto Lawn Avenue and the site can be found on the left hand side just past the turning to Tar Works Road.

Ref: Y12521/09/25/CF





- Dwelling area 
- Hard standing (driveways, Patios, walkways) 
- Grassed area 
- Planter areas 
- Existing trees 
- Proposed trees 

Shared access road

Proposed dwelling carriage trees

Existing street trees

Remove existing on site street light

Area provided for plots No. 8 + 9 to place their wheelie bins at on collection day

Enlarge and resurface on site road to be 5.5m wide, with the addition pedestrian path on one side

Provide additional dropped kerbs to this side of the junction

Remove existing low level brick boundary wall

TAR WORKS ROAD

Driveway

Driveway

Driveway

Driveway

Driveway

Driveway

Parking

Parking

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

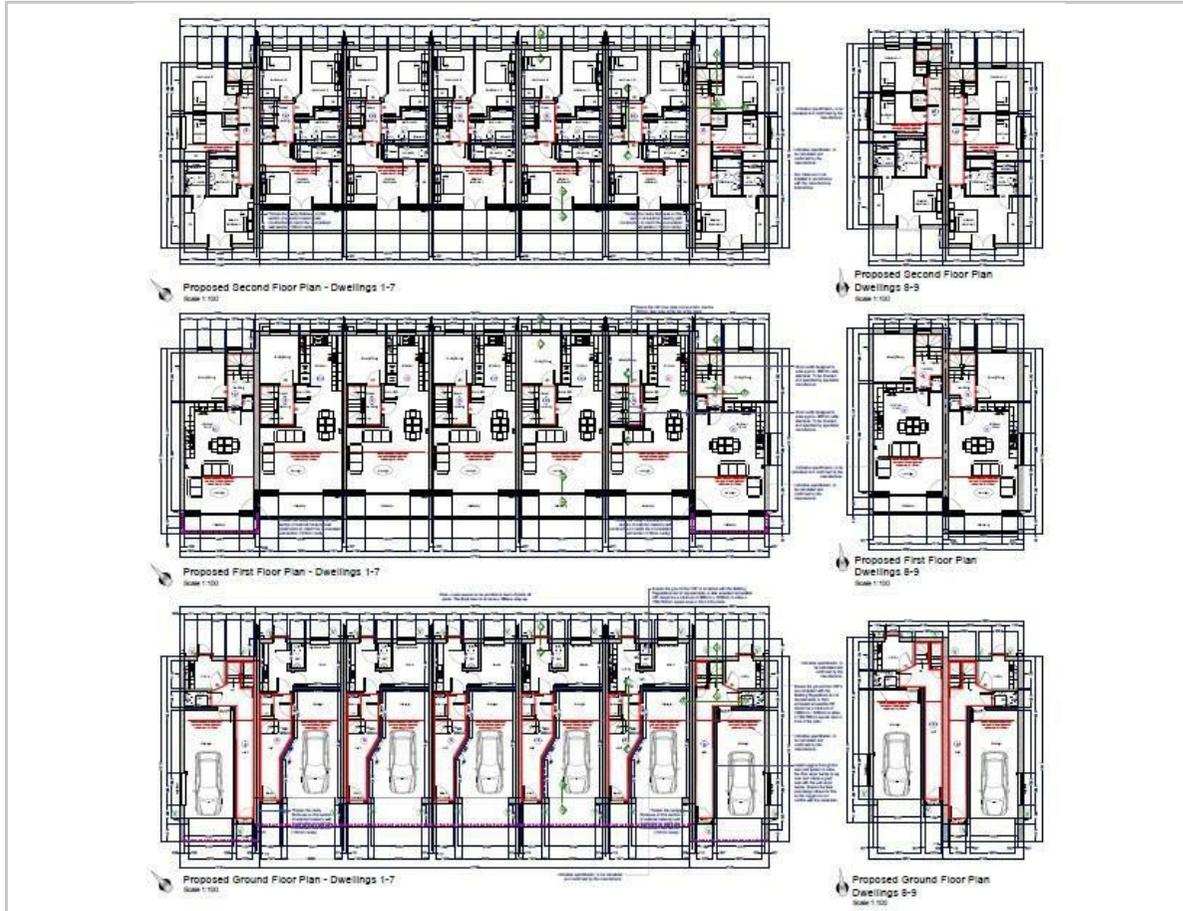
Plot 6

Plot 7

Plot 8

Plot 9

Floor Plan



Viewing

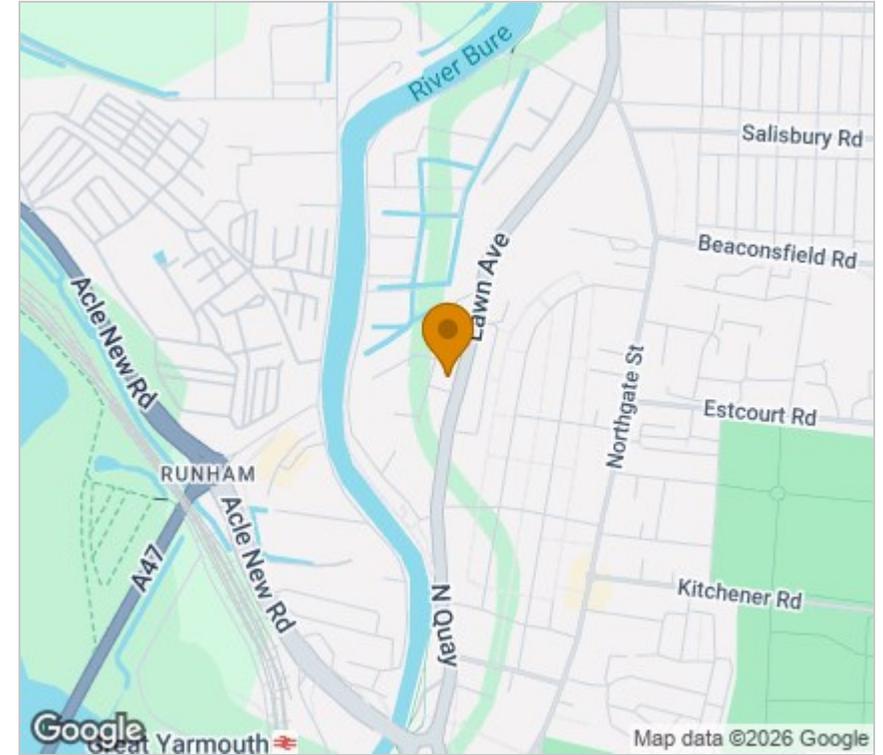
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

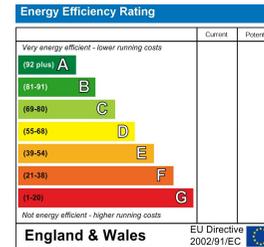
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

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Area Map



Energy Efficiency Graph



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