

**Aldreds**  
Estate Agents



Church Building Morton Road, Pakefield, Lowestoft, NR33 0JQ

Asking Price £250,000



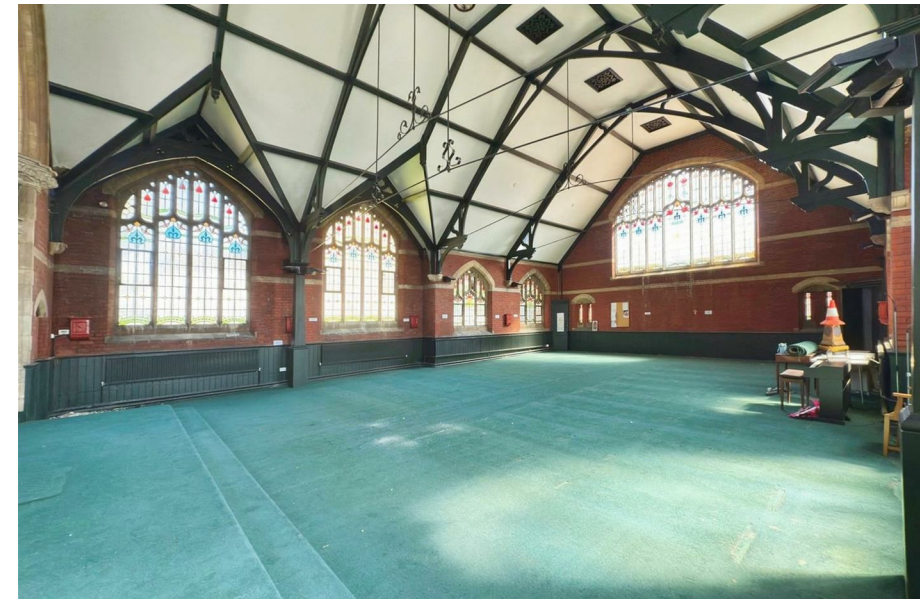


# Church Building Morton Road

Pakefield, Lowestoft, NR33 0JQ

- Sought After East Pakefield Location
- Potential To Convert To Residential Subject To Planning Permission
- Ideal As A Commercial Premises
- Wraparound Lawned Gardens
- Large Aspect Windows & High Ceilings
- Just A 1 Minute Walk From Pakefield Beach & Promenade
- 2 Potential Building Plots Subject To Planning Permission
- Realistic Asking Price
- Large Spacious Accommodation Throughout
- Viewing Advised - Main Church Is Grade 2 Listed

Aldreds are delighted to offer a rare opportunity to acquire the Grade 2 Listed St Nicholas Church, ideally situated in the highly desirable area of East Pakefield, just a one-minute walk from Pakefield beach and promenade. This substantial and characterful building presents a wealth of potential, subject to the necessary planning permissions, and could be suited to a variety of residential or commercial uses. The property benefits from generous wraparound gardens, including two separate areas that may offer potential for development as building plots (subject to planning permission). Internally, the accommodation comprises a large main church hall, a rear church hall, two reception halls, a third reception room with large windows, three W.C.s, and impressive high ceilings throughout, enhancing the sense of space and character. Early viewing is highly recommended to fully appreciate the scale and versatility this unique property has to offer.



### Main Church Area 34'3" x 60'9" (10.44 x 18.54)

High vaulted ceilings, triple aspect church windows, radiators, power points.

### Inner Entrance Hall 12'11" x 11'9" (3.94 x 3.6)

Vaulted ceiling, timber entrance door, radiator.

### Rear Church Hall 35'9" x 29'5" (10.91 x 8.98)

Vaulted ceiling, large aspect windows, Upvc fire escape, radiators, power points.

### Rear Reception Room 12'6" x 26'8" (3.83 x 8.14)

Double aspect windows, power points.

### Inner Hallway

Fitted carpet, double doors leading out to the main gardens, power points.

### W.C

Low level W.C, wall mounted sink, tiled splash backs.

### Second W.C Area

2 x toilet cubicles, 2 x hand basins with tiled splash backs.





### Kitchen Area 11'0" x 12'8" (3.36 x 3.88)

Fitted kitchen units, double stainless steel sink, double aspect windows, fire escape leading to side gardens.

### Outside

There is range of wraparound lawned garden areas with some mature shrubs and trees There is 2 large lawned areas which would lend themselves to building plots subject to the appropriate planning permissions.

### The Opportunity

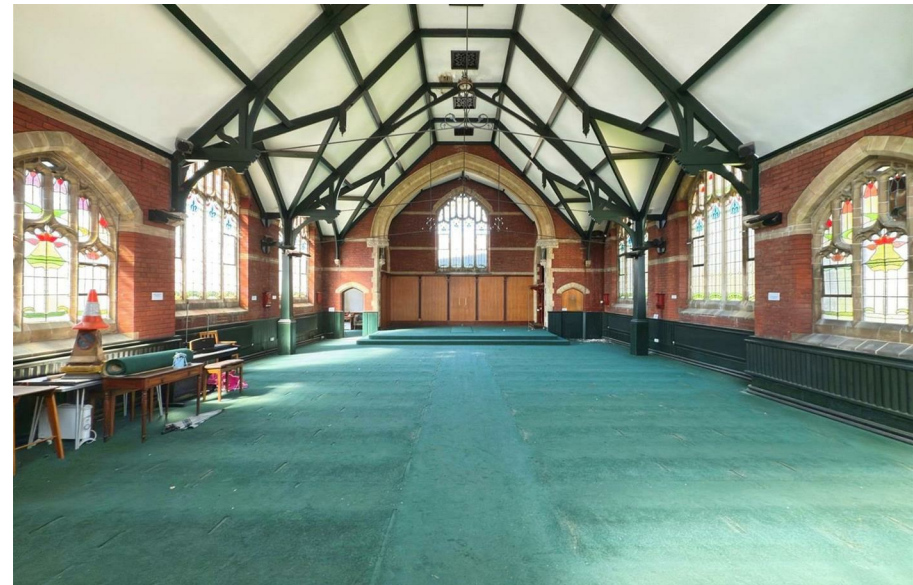
Here is an opportunity to purchase a church building with many opportunities including use for a community hub, restaurant, bar or tea rooms or converting in to residential properties. There is also a large lawned garden area which could lend itself to building plots. Please note all the above suggestions are subject to the appropriate planning permission.

### The Location

The church is located just a 1 minute walk from East Pakefield beach being in one of the most desirable postcodes within Lowestoft.

### Tenures And Information

Directions

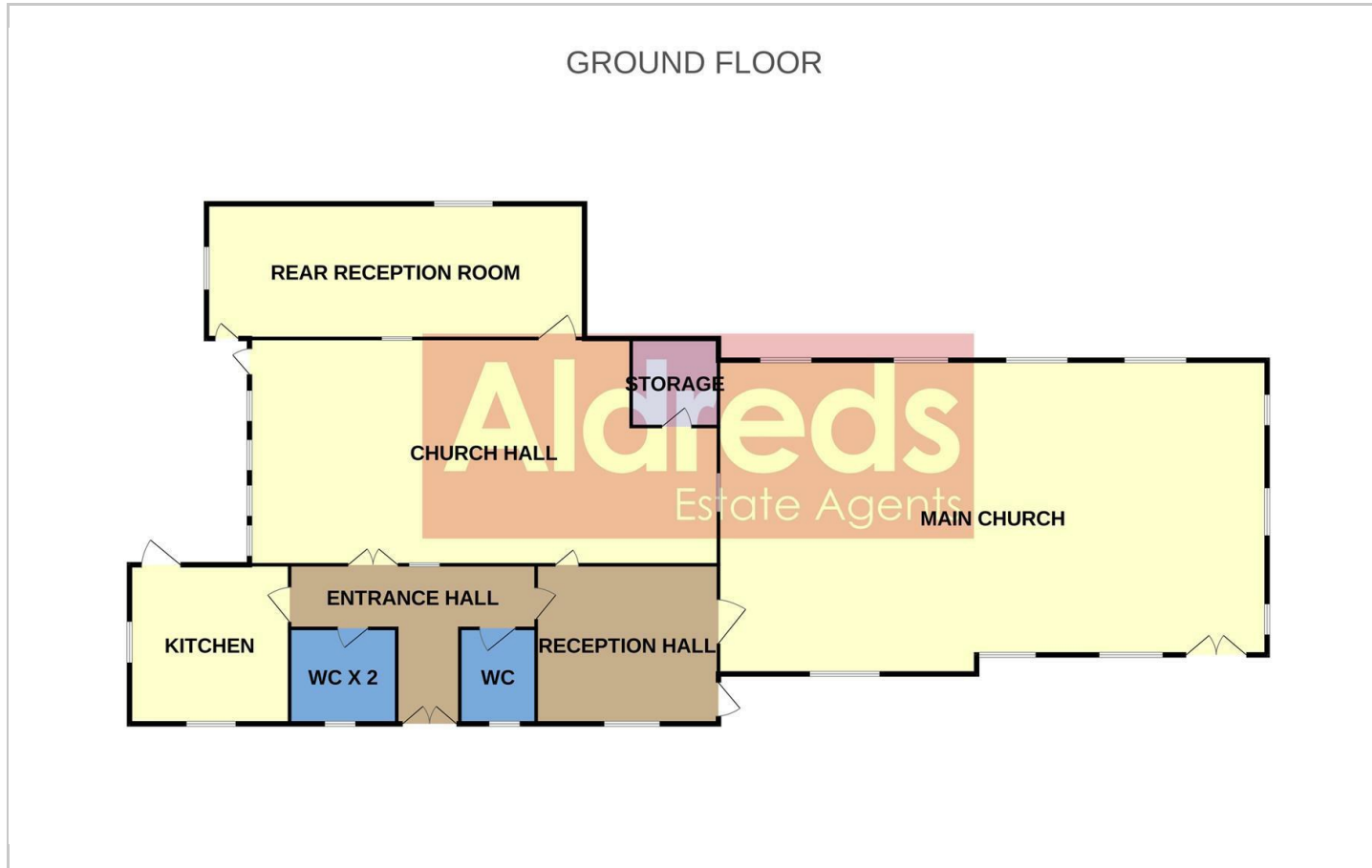


The Church Is Grade 2 Listed Building and the extensions and associated buildings are not listed and therefore not subject to any restrictions.

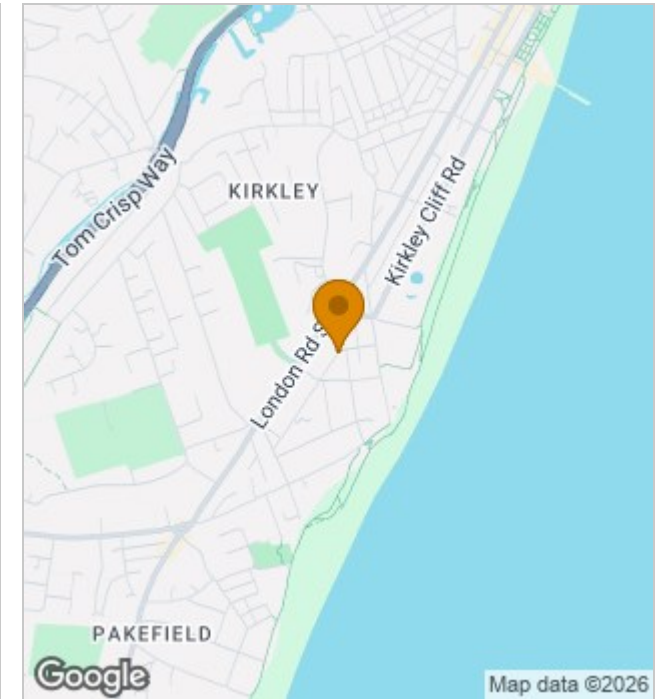
Freehold

Mains Electric Gas Water And Drains

## Floor Plans



## Location Map



## Energy Performance 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

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