





House - Townhouse

37 CAMPERDOWN, GREAT YARMOUTH, NORFOLK, NR303JB

Guide Price

£120,000

FEATURES

- Renovation Project
- 4 Storey home
- Proposed plans to convert into 7 self contained apartments
- Central Location
- Cash Buyers Only
- No Onward Chain

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THINK PROPERTY

10 Bedroom House - Townhouse located in Great Yarmouth

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000. Situated in the sought after area of Camperdown, Great Yarmouth, this substantial townhouse presents a unique opportunity for those with a vision for renovation. Boasting ten bedrooms and three bathrooms, this property is ideal for investors or cash buyers looking to create a remarkable residence or a profitable venture.

While the house is in need of extensive renovation throughout, it comes with the added benefit of expired planning permission to convert the property into seven apartments, offering potential for significant returns on investment. The generous layout provides ample space for creative redesign, allowing you to tailor the property to your specific needs and aspirations.

Situated in close proximity to the picturesque sea front, this location is perfect for those who appreciate coastal living. The vibrant atmosphere of Great Yarmouth, with its array of shops, restaurants, and leisure activities, is just a stone's throw away, making it an attractive option for future tenants or homeowners.

It is important to note that this property is available to cash buyers only, given its current condition. The lease is set to expire in 2844, providing a long-term investment opportunity for the discerning buyer.

In summary, this townhouse in Camperdown is a blank canvas awaiting your creative touch. With its prime location and potential for conversion, it is a rare find in the Great Yarmouth property market. Do not miss the chance to transform this property into something truly special call us today on 01603 338433 to arrange your time to view or to discuss this opportunity further.

Basement Floor
Consisting of five rooms, w.c and storage cupboard.

Ground Floor
Consisting of two rooms, a w.c and stairs to the first floor.

First Floor
Consisting of four rooms and a bathroom.

Second Floor
Currenlty consisting of four rooms including two shower rooms.

Expired Planning Reference
Reference number for lapsed planning = 06/20/0382/F

Auction Details
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and
are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction
terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The
Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being
shared between both any marketing agent and The Auctioneer in order that all matters can be dealt
with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will
be required to adhere to a verification of identity process in accordance with Anti Money Laundering
procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with
the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied
by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will
typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold
prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

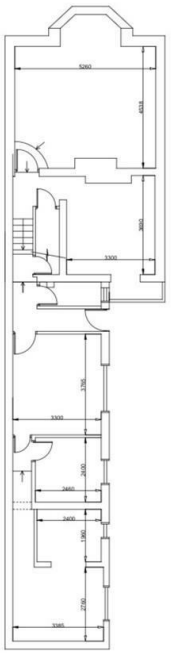
Agents Note
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a connected person in the sale of this property. The property is being sold by a connected person known to Think Property.



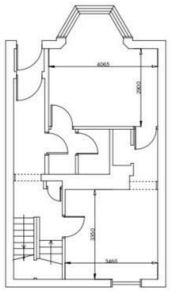




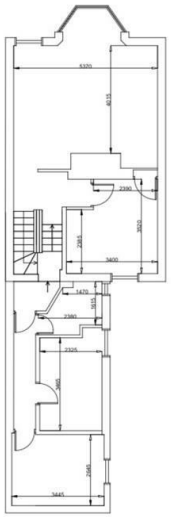




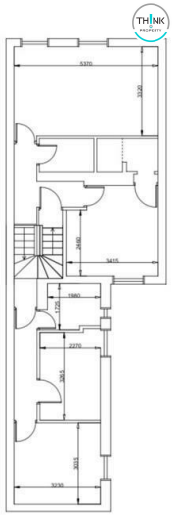
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

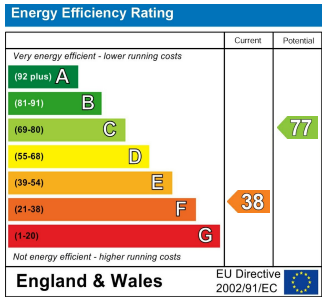
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https://www.thinkproperty.ltd/

Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.