



HARDIMANS

**The Old Net Store Rear Of 6-12 All Saints Road
Pakefield, Lowestoft, NR33 0JL
Auction Guide £80,000**

The Old Net Store Rear Of 6-12 All Saints Road, Pakefield, Lowestoft, Suffolk, NR33 0JL

BEING SOLD VIA SECURE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARING BID £80,000

Fantastic development opportunity to convert a former net store to create a spacious 3 bedroom character property, ideally located East of the A12 and being within easy walking distance to Pakefield beach.

The property is set back from All Saints Road and is approached by an unadopted roadway together with a designated turning zone which benefits this property and the rear garages to No.6 through to No.12 All Saints Road.

Once converted the property will have provision for 2 onsite car parking spaces together with an enclosed garden area.

PLOT SIZE

The site extends to approx 16m length X 12m depth. These dimensions have been achieved by scaling the proposed planning drawings and are subject to survey.

PLANNING PERMISSION

Planning permission has been granted on the 26th July 2022 for the conversion & change of use to residential from net store to a spacious 3 bedroom house. Please note all conditions of this permission are contained within the approved application DC/22/2976/FUL.

OUTSIDE

The property will have 2 onsite car parking spaces (2 X 5.00m x 2.50m) In addition it is proposed the outdoor/amenity space will be approx 64m².

TERMS AND CONDITIONS

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.

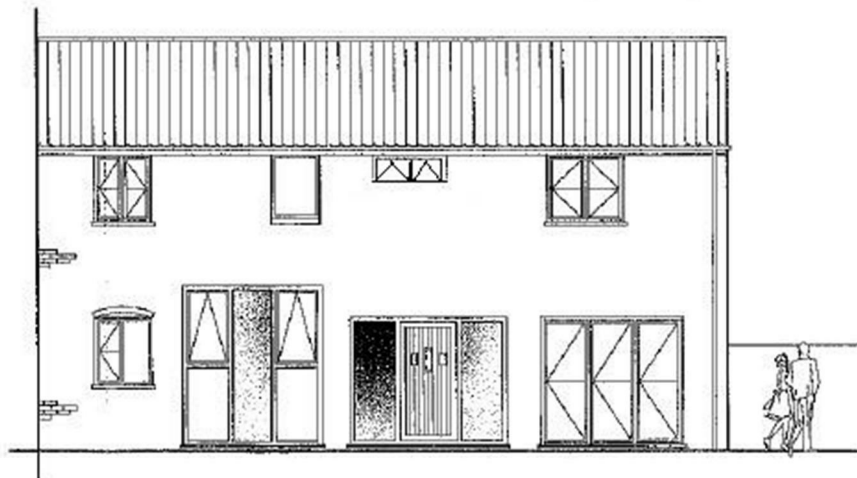
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

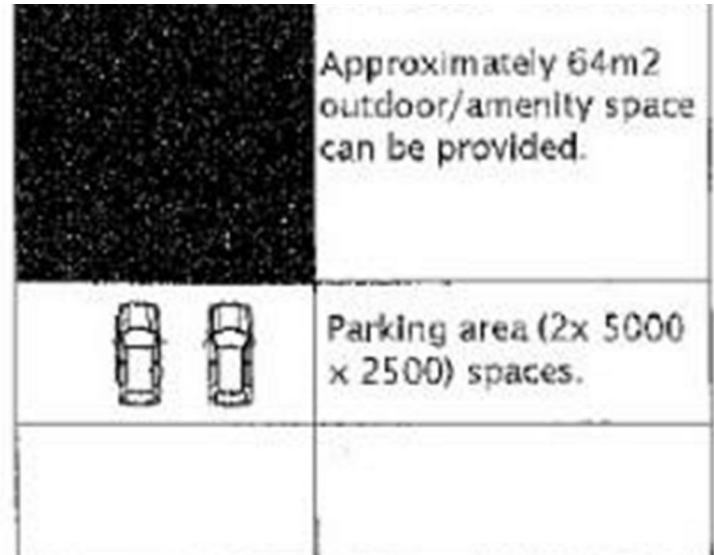
Auctioneers Additional Comments

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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.

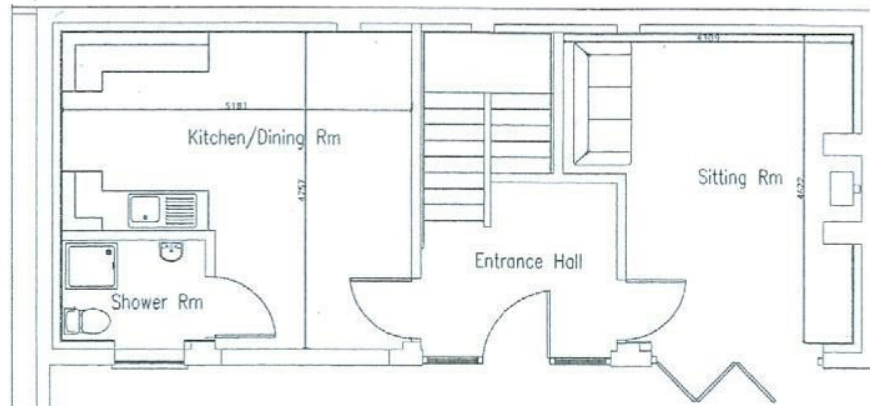
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



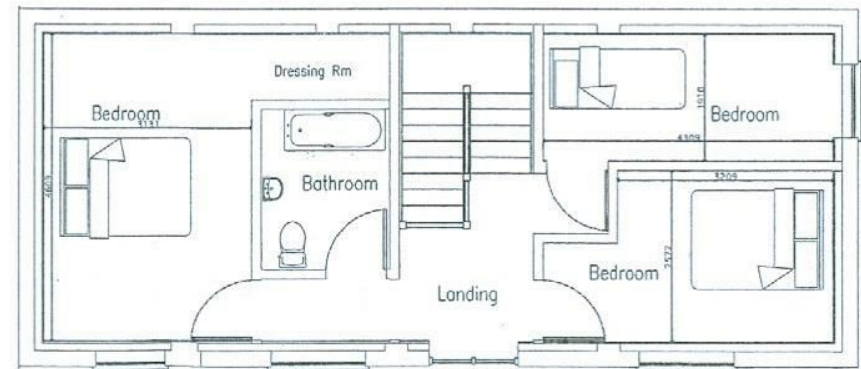
Proposed Front Elevation



Floor Plan



Proposed Ground Floor Layout

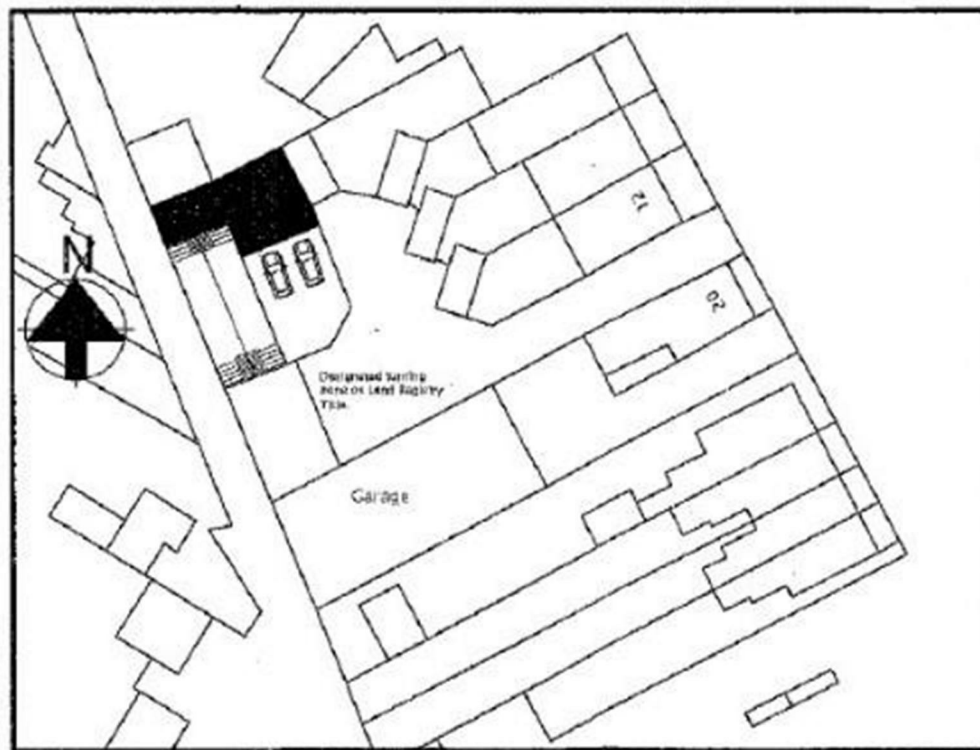


Proposed First Floor Layout

Area Map



Site Plan



Indicative Site Layout Plan

Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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