

fg auctions

312-314 Whapload Road

Lowestoft, NR32 1UH

Freehold
Consented Development

0.23 Acres (0.09 Hectares)



Guide Price | £740,000
By online auction



Amenities



Floor Space



Kitchen



Disabled Access



Bike Park



Car Parking



Transport Links

312-314 Whapload Road

0.23 Acres (0.09 Hectares)

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.

For sale by online auction (subject to sale prior, reserve and conditions)

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.

Locations

A146: 14 miles

A12: 1 mile

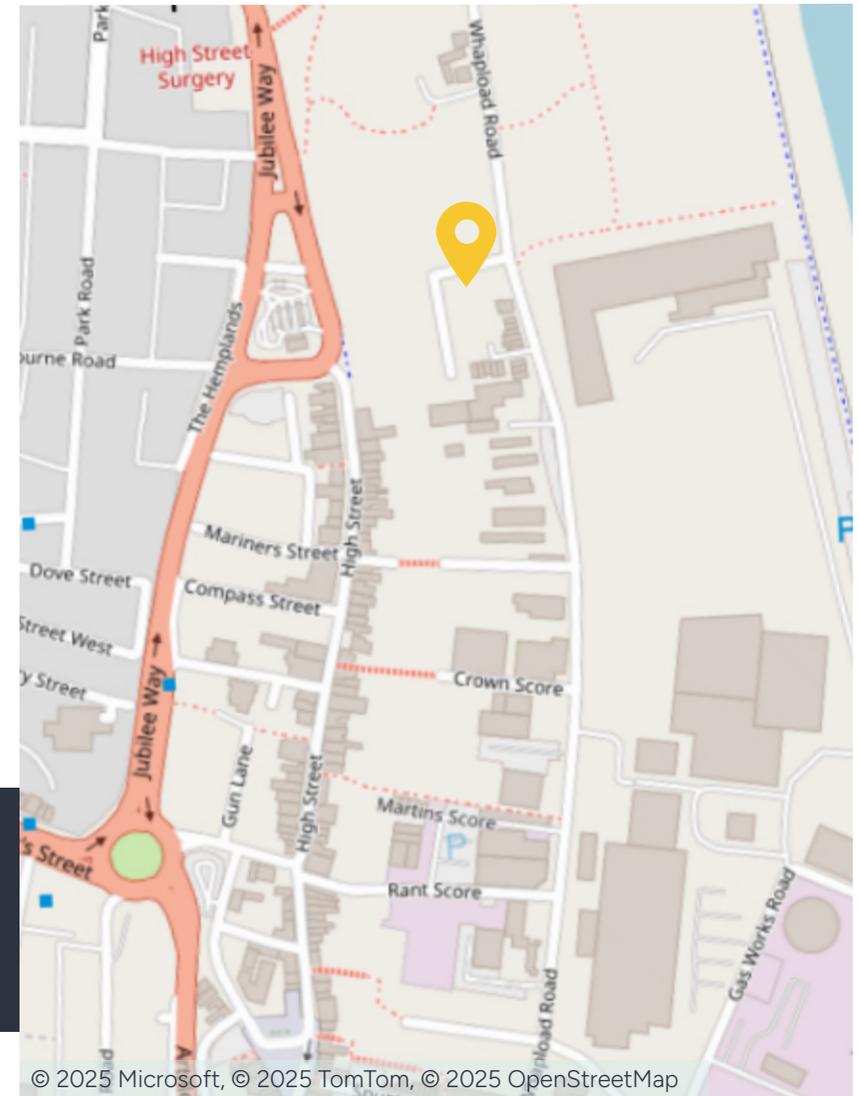
Norwich: 27miles

Nearest station

Lowestoft: 1 mile

Nearest airport

Norwich: 34.2 miles



Accommodation

Planning consent granted for the development of the site in three phases comprising:

- x18 residential apartments
- x6 commercial units
- Conversion of a listed building into x2 live work units consisting of ground floor studio commercial space with x2, two-bedroom apartments above.



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,200 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,200 plus VAT.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

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, x6 commercial units and the conversion of a listed building into x2 live work units. Plans, drawings and title information are available within the legal pack.

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.

Anti Money Laundering

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

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.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please Note: FG Auctions is a service line of Fisher German LLP. Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated March 2026. Photographs dated June 2023.



This brochure is fully recyclable