

Crown House, 45 Yarmouth Way, Great Yarmouth, Norfolk NR30 2SJ

RESIDENTIAL CONVERSION TO TWENTY NINE FLATS - A BUILDING OF SIX FLOORS WITH LIFTS

A unique opportunity to buy the freehold of this landmark building with substantial curtilage currently comprising of 49 car parking spaces. Crown House is a building erected by the government about 40 years ago and has been regarded as surplus to their office requirement. The current owners purchased the building to convert to residential flat units and have obtained a planning consent for 29 mainly 2-bedroom units and work has started on two floors.

The owner has other commitments which will prevent the development being delivered for about 24 months and has reluctantly decided to bring the scheme to the market. There is scope to improve the scheme by further new build development or utilising other parts of the building (all subject to further planning consents).

- **Great value modern accommodation**
- **2 Lifts to each floor**
- **Great views across Yarmouth Port and River Yare**
- **29 residential apartments**
- **49 Car Parking Spaces**
- **Close to town centre**



Offers in the Region Of £895,000 Freehold

Contact

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Aldreds Estate Agents

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Reference Number: 9679/09/15

Planning Consent

Planning consent was granted on the 28th October 2013. The planning reference is 06/12/0196/F. The consent is for conversion of and change of use to residential from offices and provision of 29 self-contained 1 & 2 bedroom flats.

Completed Project

As proposed the completed Project will comprise of:
Ground Floor - two 1-bedroom and 2-bedroom apartments
First - Fifth Floor - five 2-bedroom apartments
Pyramid Roof - has accommodation

Outside

Stores Car Parking for 49 cars.

Plans

The plans prepared by Andrew Middleton are available for inspection or on our web page at AldredsCommercial.co.uk.

Tenure

Freehold

Possession

Vacant Possession

Services

Mains water, electricity, gas & drainage are believed to be connected.

Overage

In the event a planning consent is obtained for further units on the curtilage, there will be a requirement in the contract to make an additional overage payment to the seller for 50% of the improvement in value created by the new consent. The overage will be in force for 25 years.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Location

Great Yarmouth is a port serving the thriving off-shore energy industry and a local centre for east Norfolk, being 19 miles from Norwich. The property is prominently situated on the town centre one-way system in an established office location, close to the main shopping area and leisure areas. Nearby office sector include Great Yarmouth Borough Council and professional firms in both South Quay and Hall Quay. The property enjoys view across Yarmouth Port, the River Yare, the surrounding countryside and the town centre.

VAT

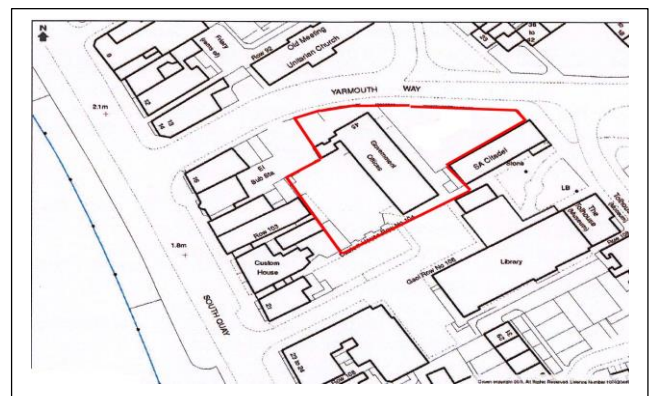
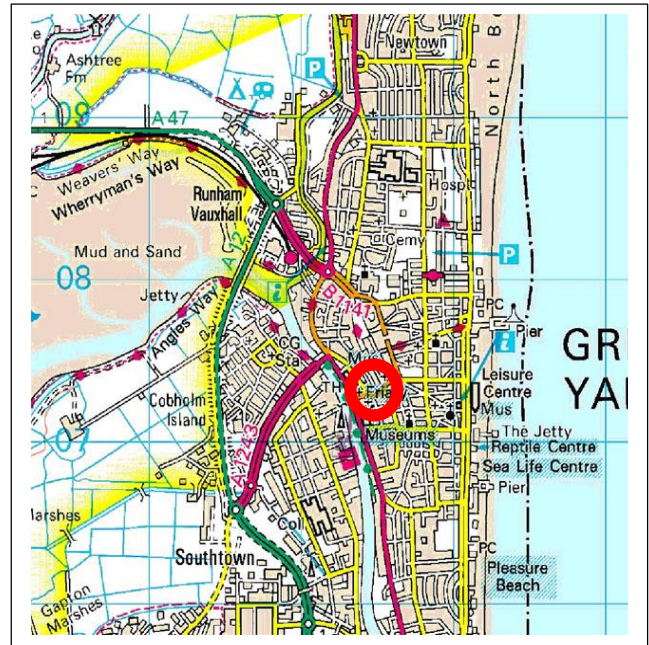
All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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