

10 bed terraced house to buy in

Camperdown, Great Yarmouth, Norfolk, NR30 3JB

£120,000 Starting Bid

x 10 x 3 x 1

Tenure

Leasehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- Renovation Project
- 4 Storey home
- EPC Rating F

Key Information

- Council Tax: Band D
- EPC Rating: F
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

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.

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.

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 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

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.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 818

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

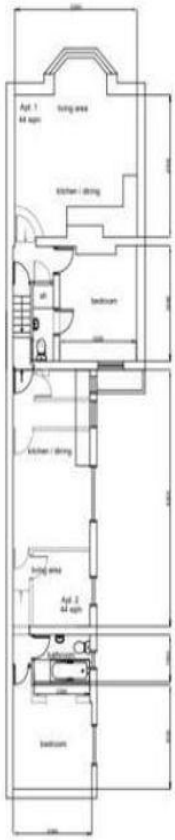
Water: Direct mains water

Sewerage: Standard UK domestic

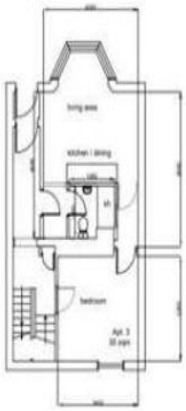
Air conditioning: No

Broadband: Cable

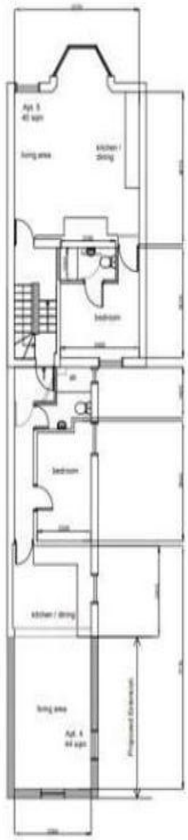
Mobile signal coverage: Good



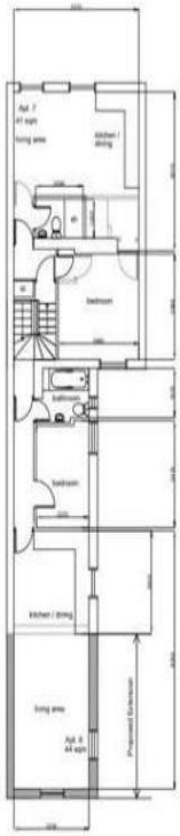
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

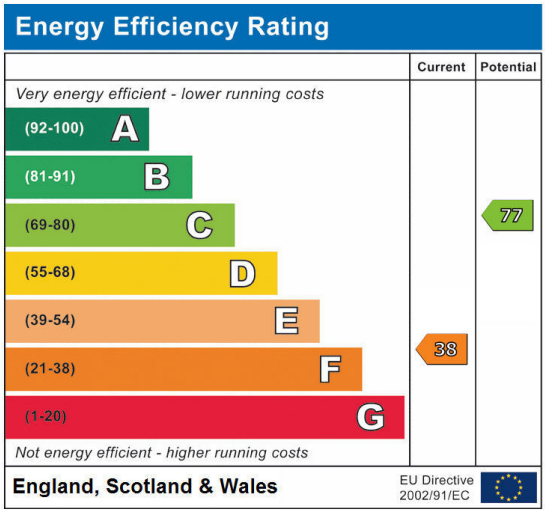


FIRST FLOOR PLAN



SECOND FLOOR PLAN





Camperdown, Great Yarmouth, Norfolk, NR30 3JB

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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