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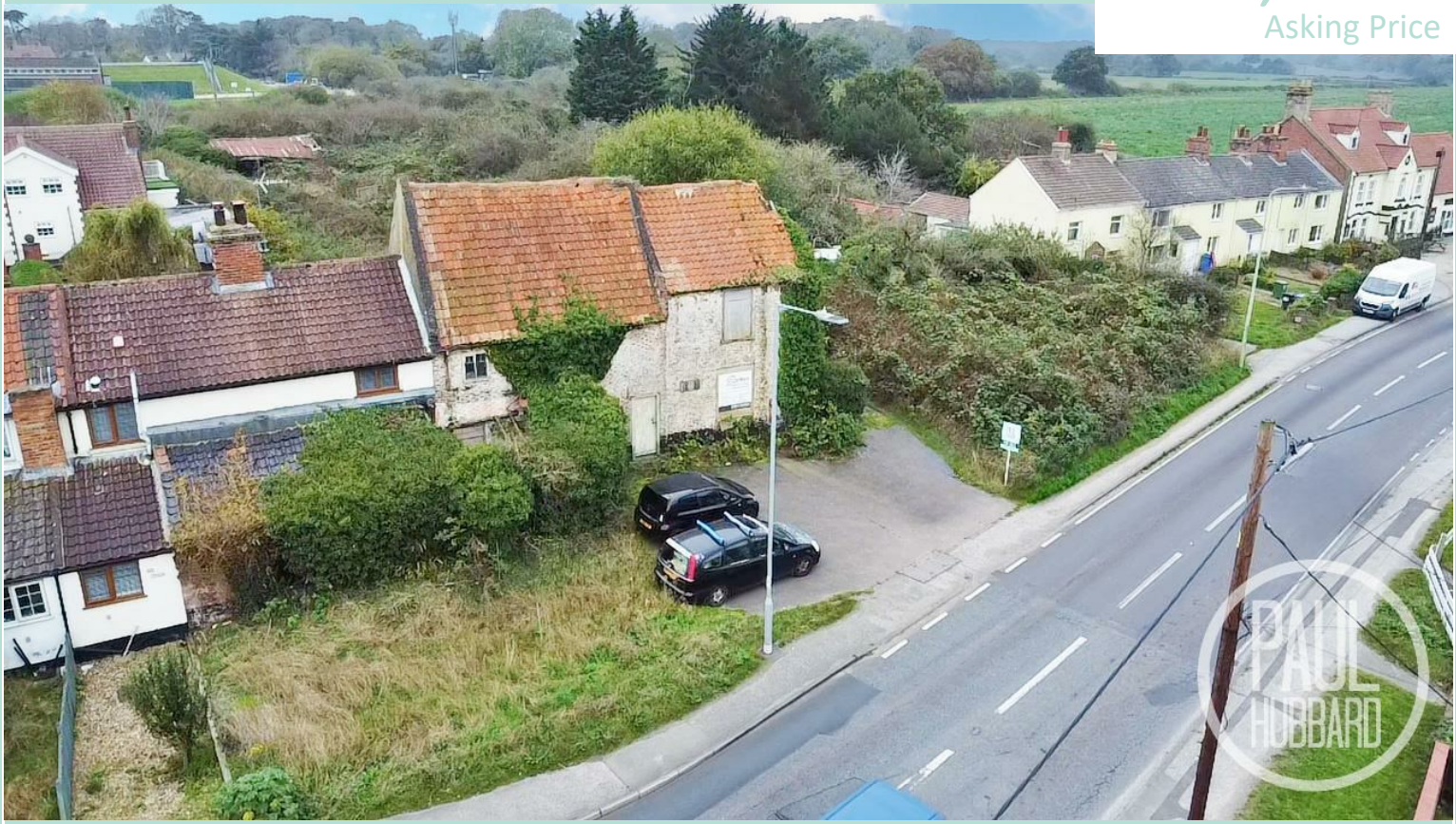
£90,000
Asking Price



Beccles Road

Carlton Colville, NR33 8HL

- Former pub with historic charm
- Derelict condition, full renovation needed
- Ideal for residential or commercial conversion
- Off road parking for multiple vehicles
- Potential for family home, B&B, or café
- Period features with restoration potential
- Requires connection to all essential services
- Clear on-site boundaries, subdivision planned
- Close to Rookery Golf Club & on a bus route
- Located in Carlton Colville, near Lowestoft

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Summary

A unique opportunity to own a piece of local history—this former pub/ residence, now derelict, is ripe with potential for a visionary buyer. With several rooms across multiple levels, and original period features, this property offers a spacious layout ideal for conversion into a family home, holiday let, or business venture (subject to planning). Located in Carlton Colville, it boasts proximity to Rookery Golf Club & local bus routes. An inspiring project for those looking to restore character and charm, this property awaits your vision.

Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Condition and renovation requirements

This property is in a derelict condition and will require a comprehensive, full-scale renovation to restore it to a habitable state. Prospective buyers should be prepared for extensive work, including structural repairs, damp treatment, roof repairs, window replacements, plumbing and electrical installation, and interior refurbishments. Due to the current state, inspections are advised to assess the full scope of work required. This property offers a blank slate with potential for those seeking a challenging project with significant investment opportunities.

Development opportunities

This property, once a thriving pub, offers a unique opportunity for redevelopment and could be transformed into something truly special with the right vision. Potential uses are varied, ranging from a distinctive residential conversion—perhaps as a single home or multiple characterful units—to a commercial revival, restoring its original use as a pub, café, or boutique bed and breakfast. For investors or developers, the property might also serve as an ideal site for a mixed-use development, blending residential spaces with a small commercial element to serve local needs. Alternatively, its historic charm and architectural character could lend itself well to a community or creative space, such as an art gallery or studio. Buyers should explore planning permissions with the local authority to assess the feasibility of these potential uses and ensure compliance with zoning and renovation requirements.

Boundries

The property boundaries are clearly marked on-site, as the land will be subdivided. To view the precise boundary layout, please arrange a viewing where a representative will guide you through the exact delineation.

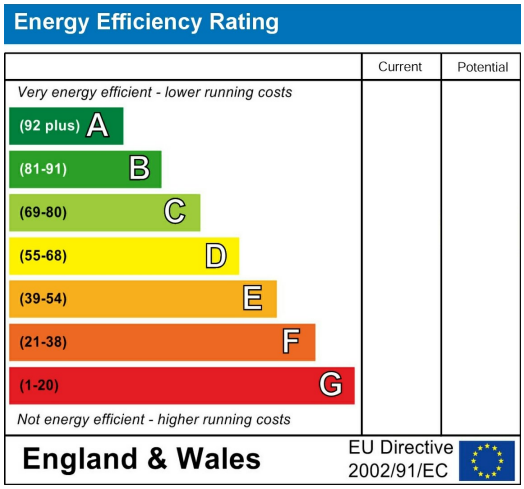
Services

The property requires connection to all essential services, including gas, water, and electricity.

Agent Note

Please note, there will be a right of access for the landowner to the rear, across the front of the property to access the track to the side.

Tenure: Freehold
Council Tax Band:
EPC Rating:
Local Authority: East Suffolk Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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