

## LAND FOR SALE - GORLESTON

**4.72 ACRES OF LAND AVAILABLE  
WITH INDUSTRIAL OR  
RESIDENTIAL POTENTIAL  
ASKING PRICE OF £2,500,000**

- Riverside location
- Residential development potential proposed in new local plan - Policy URB9
- Dual access points via Riverside Road and Dock Tavern Lane

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Riverside Road  
Gorleston  
Great Yarmouth  
Norfolk  
NR31 6PX

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## Full Description:

We are pleased to offer this large area of land for sale on Riverside Road, which is minutes from the town center and allows access directly to the A47. The site itself has two access points, one on Riverside Road and the other on Dock Tavern Lane. The eastern side of the plot runs along the River Yare, meaning it is in a prime location for both business and residential interests. The development of the site has been proposed in the new local plan (Policy URB9) to offer a minimum of 100 dwellings with a mixed use employment area to the north of the site.

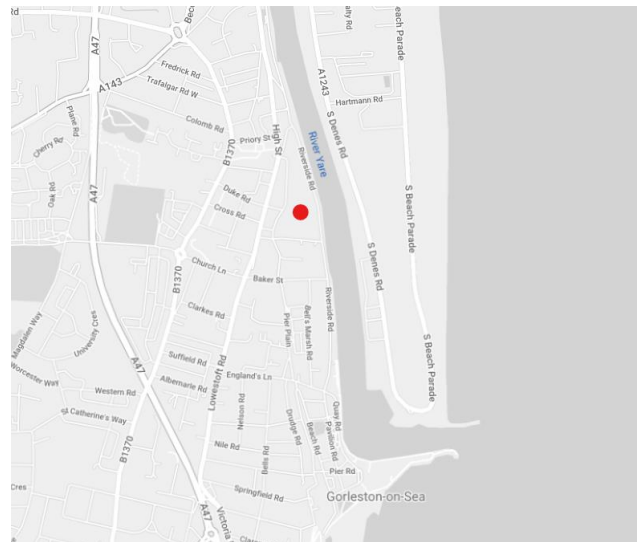
This is a unique opportunity, so please contact us to register your interest and for any potential purchases.

## EPCs:

Please contact Peter Colby Commercials for further details.

## Location:

The property is located opposite the Gorleston docks, with the eastern side running along with River Yare. It is accessible from the A47 via Lowestoft Road leading on to Riverside Road or on to Dock Tavern Lane.



## Site Plan:



### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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