

# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

## £630,000 ONO

# 5,100 sq.ft

(473.8 sq.m)



**MI**

## FLATS 1A, 2A, 3A, 4A, 5A & 8A

Mavery House  
Suffolk  
IP22 4EX

**LCP.**  
part of MCore

02072  
335255

searchlcp.co.uk

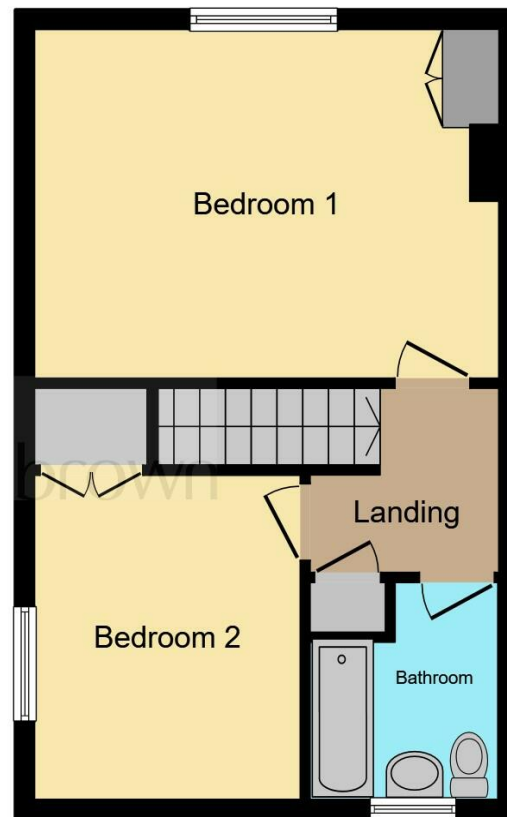




## FLOOR PLAN



Ground Floor



First Floor

## PROPERTY OVERVIEW

Situated in the heart of Diss, Norfolk, these existing flats within Mavery House represent an exceptional opportunity for both investors and owner-occupiers.

Each flat benefits from a well-maintained building and a prime position on Victoria Road, providing convenient access to the town's full range of amenities and transport links.

## INVESTMENT SUMMARY

- Two upper floor flats on the same parade within Mavery House have been sold on long leases (6a and 7a), evidencing strong local demand and sales values
- Reliable rental prospects, with continued demand for quality accommodation in Diss
- Attractive to investors seeking stable returns and minimal voids, as well as buyers seeking a move-in ready home in a central location

## BUILDING &amp; ACCOMODATION

- Six self-contained flats: 1a, 2a, 3a, 4a, 5a, and 8a
- Each apartment is currently on an AST and tenanted
- Well-presented communal areas
- Modern layouts and generous natural light throughout
- Popular residential block, with strong historic sales performance

## AREAS

- Each flat is approximately 850 sq.ft (78.9 sq.m)
- Total area - 5,100 sq ft (473.8 sq.m)



## TENANCY SCHEDULE

Flats	Passing Rent	ERV	Service Charge	Insurance	Lease Expiry
1a	£7,800	£10,200	£1,474	£171	19-06-2021
2a	£7,800	£10,200	£1,474	£171	23-09-2018
3a	£7,800	£10,200	£1,474	£171	07-06-2021
4a	£10,200	£10,200	£1,474	£171	29-05-2026
5a	£7,800	£10,200	£1,474	£171	25-08-2024
8a	£7,800	£10,200	£1,474	£171	31-12-2019
	<b>£49,200</b>	<b>£61,200</b>	<b>£8,844</b>	<b>£1,026</b>	

## INVESTMENT SUMMARY

- Two upper floor flats on the same parade within Mavery House have been sold on long leases (6a and 7a), evidencing strong local demand and sales values
- Reliable rental prospects, with continued demand for quality accommodation in Diss
- Attractive to investors seeking stable returns and minimal voids, as well as buyers seeking a move-in ready home in a central location

## NEIGHBOURHOOD & DEMAND DRIVERS

- Diss is a well-regarded market town known for its community atmosphere and historic character
- The area attracts a broad demographic - young professionals, families, and retirees
- Ongoing investment in the town centre and public amenities underpins sustained residential demand
- Proven appeal for both renters and owner-occupiers

## LIFESTYLE & AMENITIES

- **Town Centre Location:** Walking distance to Diss' vibrant high street, supermarkets, cafes, and restaurants
- **Transport Connectivity:** Moments from Diss railway station (direct trains to Norwich and London Liverpool Street), regular bus routes, and excellent road access via the A1066 and A140
- **Community & Recreation:** Close proximity to Diss Mere, local parks, leisure facilities, and reputable schools
- **Convenience:** On-street and nearby parking options; thriving local services and healthcare providers

# M FLATS 1A, 2A, 3A, 4A, 5A & 8A



## SUMMARY

Flats 1a, 2a, 3a, 4a, 5a, and 8a at Mavery House offer an excellent blend of comfort, convenience, and long-term value within one of Norfolk's most sought-after towns. Early viewing is highly recommended.

## DEVELOPMENT SIZE

5,100 sq.ft (473.8 sq.m)

## PRICE

£630,000 ono

## TENURE

- 150 Years
- Long leasehold

## SERVICE CHARGE

Further information provided upon application

## ENERGY PERFORMANCE

Further information available upon request

## LEGAL COSTS

Each party is responsible for their own legal costs

## ADDITIONAL INFORMATION

- Section 13 notices have been served to 5x flats informing the tenants of upcoming rental increases from £7,800 - £10,200, in line with market rent.
- This would bring the passing rent from £49,200 to £61,200, which represents a decent 24.4% rental increase.



# FLATS 1A, 2A, 3A, 4A, 5A & 8A



## Viewing

Strictly via prior appointment with the appointed agents

# LCP.

part of MCore



**Toby Sagers**

M: 07776 964 071

E: [TSagers@lcpproperties.co.uk](mailto:TSagers@lcpproperties.co.uk)



**Adam Elmasri**

M: 07825 047 571

E: [AElmasri@lcpproperties.co.uk](mailto:AElmasri@lcpproperties.co.uk)

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 028995002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a 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 and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).