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CHARTERED SURVEYORS
For over 30 years

Alga Lodge, Alga Terrace, Alga Terrace

Guide Price £180,000



Alga Lodge, Alga Terrace

Alga Terrace, Scarborough

- POPULAR SOUTH CLIFF LOCATION
- SUBSTANTIAL UNIQUE BUILDING
- DEVELOPMENT POTENTIAL
- HISTORICALLY MIXED USE NOW RESIDENTIAL
- SOLD WITH NO CHAIN BY TRADITIONAL AUCTION

Alga Lodge, Alga Terrace, Scarborough

A Rare and Significant Development Opportunity

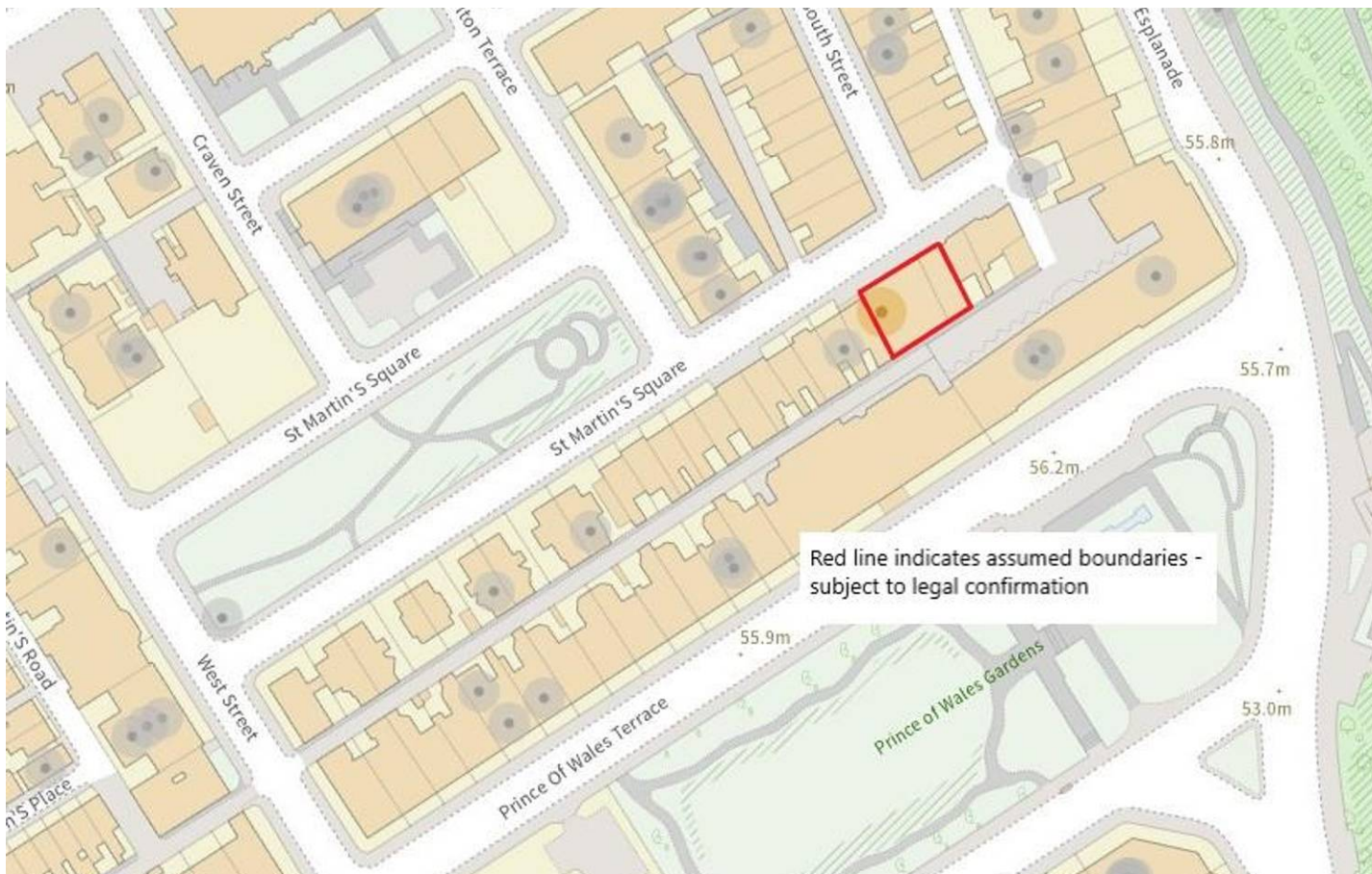
Offered to the market for the first time in over 60 years, Alga Lodge represents an exceptional and increasingly rare opportunity to acquire a substantial and highly prominent development site in one of Scarborough's most attractive and sought-after locations.



Formerly comprising three substantial properties and now held under a single Land Registry title, the site extends to approximately 3,000+ sq ft and includes an existing building of over 6,600 sq ft, arranged across up to three floors. The scale and configuration of the site provide a strong foundation for comprehensive redevelopment or repositioning.

Informal discussions with local planning officers have indicated potential support for redevelopment of up to five storeys (subject to the necessary consents), presenting a compelling opportunity to significantly enhance both the footprint and value of the site.

Positioned in a prominent setting on the desirable South Cliff, just moments from the Esplanade, the property benefits from immediate access to a wide range of amenities, leisure



ACCOMMODATION

GROUND FLOOR

Hobbies Room/Former Shop Frontage

Dimensions: 13.87m x 6.68m (45'6" x 21'11").

Former Warehouse

Dimensions: 13.87m x 8.28m (45'6" x 27'2").

Store/Former Shop Front

Dimensions: 6.4 x 5.1 (20'11" x 16'8").

Rear Store

Dimensions: 7.0 x 5.1 (22'11" x 16'8").

FIRST FLOOR

Landing

With built in cupboard and stairs leading to the second floor landing.

Former Warehouse/Storage Space

Dimensions: 14.1 x 8.0 (46'3" x 26'2").

Lounge

Dimensions: 5.2 x 3.8 max (17'0" x 12'5" max). With two windows to the front.

Bedroom

Dimensions: 4.7 x 3.0 (15'5" x 9'10"). With oriel window to the front.

Through Bedroom

Dimensions: 5.2 x 3.6 max (17'0" x 11'9" max). Two windows to the front.

Store Room

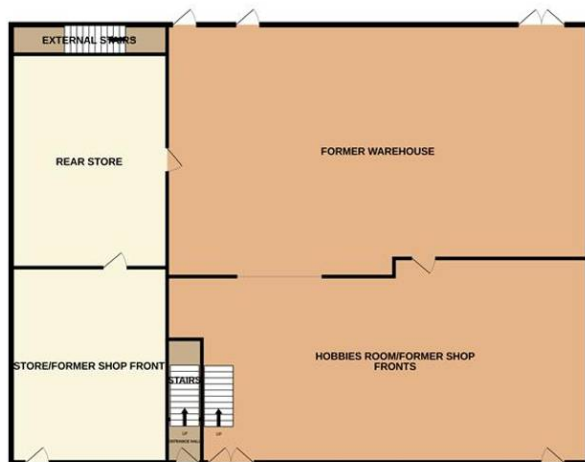
Dimensions: 4.1 x 2.0 (13'5" x 6'6"). With window to the front.

Utility Room

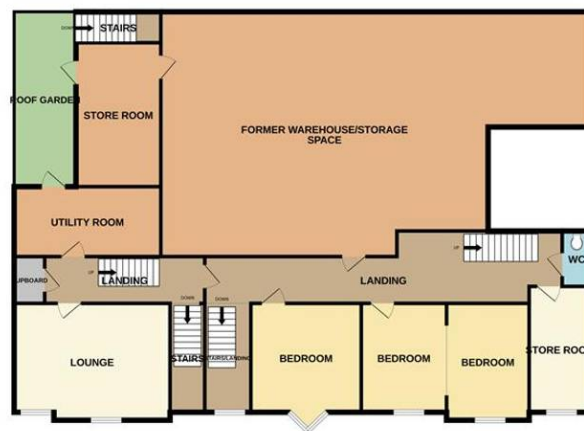
Dimensions: 4.8 x 2.3 (15'8" x 7'6"). With door out to Roof Terrace and store room and stairs leading down to the rear lane.



GROUND FLOOR
2938 sq.ft. (272.9 sq.m.) approx.



1ST FLOOR
2458 sq.ft. (228.4 sq.m.) approx.



2ND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 6636 sq.ft. (616.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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