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Development Opportunity

0.86 Hectares (2.11 Acres)

Development

For Sale

ADJACENT TO EXTENSIVE LOVELL HOMES SCHEME WHICH IS CURRENTLY UNDER CONSTRUCTION FOR 67 DWELLINGS

SITUATED IN POPULAR SUBURB OF NORWICH, APPROXIMATELY 3 MILES NORTH OF THE CITY CENTRE

ACCESSIBLE LOCATION WITH CONVENIENT ACCESS TO THE CITY CENTRE, THE AIRPORT AND THE NORTHERN DISTRIBUTOR ROAD

Land at Eversley Road, Hellesdon, Norwich, Norfolk NR6 6SG

The site is situated with access from Eversley Road, approximately 3 miles north of Norwich city centre. Eversley Road is a residential suburb where the site of the former Eastern Glazed Ceramics is currently being developed by Lovell Homes for a residential scheme of 67 dwellings.

Eversley Road is accessed via Mayfield Avenue and is a short distance from the junction with the A140 Cromer Road.

The subject property backs on to the VOSA Ministry of Transport Testing Station.

Description

The subject property comprises a former car storage compound and is generally level land with an area of 2.11 acres (0.864 ha). Access is over land owned by Lovell Homes, as approximately marked on the attached plan hatched red, which leads to the subject property.

The majority of the compound has been overgrown and recently cleared but was hard surfaced for parking. The site is fenced and there is a floodwater lagoon situated along the southern boundary, however we believe this is under utilised.

Access

The property is to be sold subject to existing rights of access between Eversley Road and the subject property.

Potential

We believe the property is suitable for residential development by way of an existing allocation for development included within the Broadland District Council Site Allocation's DPD 2016, site reference HEL5. This development covers both this and the adjacent Lovell Homes Scheme.

The site does not currently have planning consent but offers are invited either on a subject to planning or an unconditional basis.

Council

Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Norwich
NR7 0DU

Terms

Offers are invited for the freehold interest in the above site on an unconditional basis. Alternatively offers are also invited on a subject to planning basis and any terms should clearly be outlined.

Legal Costs

Each party to bear their own legal costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Viewing and further information

Further information is available on the following link to the data room: <http://bit.ly/2jVQMVk>

Strictly by appointment with the sole agent:

Guy Gowing

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Arnolds Keys 01603 620551

SUBJECT TO CONTRACT - GWBG/jf/23276/120/1



Boundary above is approximate and for identification purposes only.