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*Illustrative Layout

37 Bishop Bridge Road

Norwich, NR1 4ES

FOR SALE

Existing Car Sales/Showroom Site Allocated for Residential Development

- Prominent site fronting Norwich inner link road and Bishops Bridge Road
- Currently used for car sales but suitable for alternative hardstanding retail display
- Allocated for residential which would have views over the Cathedral

0.34 Hectares (0.84 acres)



Location

The property is situated close to the centre of Norwich prominently with frontage to Ketts Hill and Bishops Bridge Road.

Description

It comprises approximately half of an existing car dealership with access off Bishops Bridge Road. It is mostly hardstanding with some grass landscaping and slopes gently from front to back.

The site extends to approximately 0.24 hectares (0.84 acres).

Planning

The site as a whole is allocated in the emerging Local Plan within Policy R14/R15 to accommodate a minimum of 80 homes. We do however believe the site can be delivered in isolation. We have now produced an indicative illustration showing 34 units can be accommodated on the site with views over the Cathedral.

We have a residential development review document available upon request.

Historically there has been a failed application for a discount supermarket.

Services

We understand the site to be fully serviced.

Easement/Right of way

The site will be sold with the benefit of all easement's covenants and rights of way whether known or unknown.

Business rates

The property has been entered into the valuation office website as following:

Description	Car sales site and premises
Rateable Value	£54,500
Rates payable for 2023/2024	t.b.c

If the site is to be sold for commercial use the rates will need to be reassessed.

Method of sale

The site is available freehold preferably unconditionally or if necessary subject to planning at a quoting price of £795,000.

VAT

To be confirmed

Legal Costs

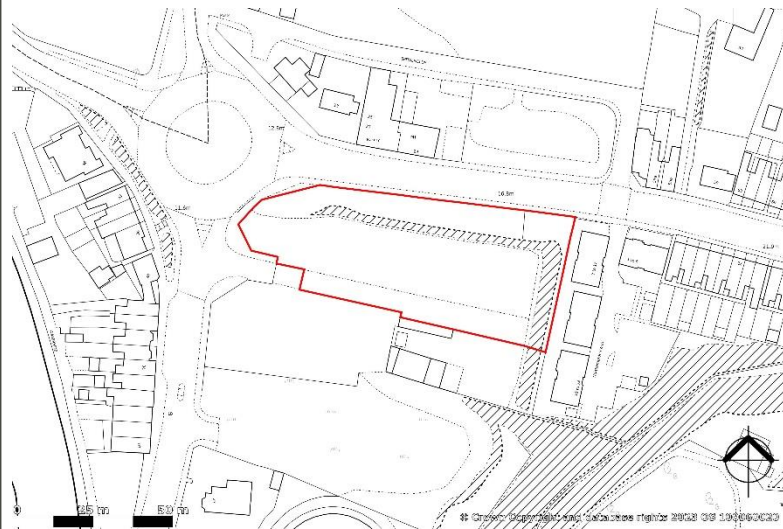
Each party will be responsible for their own legal costs incurred in documenting the sale.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

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