

16 CHARING CROSS, NORWICH, NORFOLK, NR2 4AL

DEVELOPMENT OPPORTUNITY OF FORMER PUB INTO 7 APARTMENTS

- No Nutrient Neutrality payments
- Investment opportunity
- Full implemented planning for 6 new apartments and retaining 1 existing.
- Attractive Norwich City Centre location

Andrew Haigh

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BROWN & CO

Property and Business Consultants

brown-co.com

FOR SALE £475,000

The Site

The site is situated to the rear of The Strangers Pub on Charing Cross and is accessed via St Gregorys Back Alley and is opposite the attractive St Gregorys Church and close to both St Benedict’s and The Lanes area of Norwich.

It comprises two buildings that were formally part of The Strangers Pub.

Planning

The property has full planning permission ref. 21/0164/F for “part change of use of drinking establishment (sui generis) to 6 new apartments, retention of 1 existing apartment with internal alterations’

The planning has been implemented by the demolition of part following the approval of a construction method statement in September 2024.

The apartments are arranged over the first and second floor as follows.

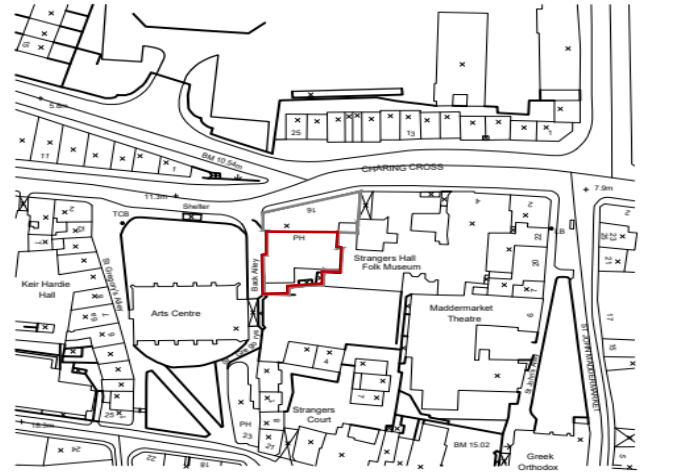
No.	Bedrooms	Sq m	Sq ft
1	2	60	645
2	1	59	635
3	1	58	624
4	2	71	746
5	1	49	527
6	1	51	549
7	1	55	592
Total		402	4,318

Services

We have not carried out tests on any of the services or appliances, and interested parties should make their own enquiries of the utility supplies to verify capacities and supply.

Easements

The site will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.



VAT

To be confirmed.

Information Pack

All planning and technical information is available to download through our online data room. Please call or email to register your interest and receive the pack.

Method of Sale

We have been instructed to market the site for sale freehold by way of Private Treaty.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

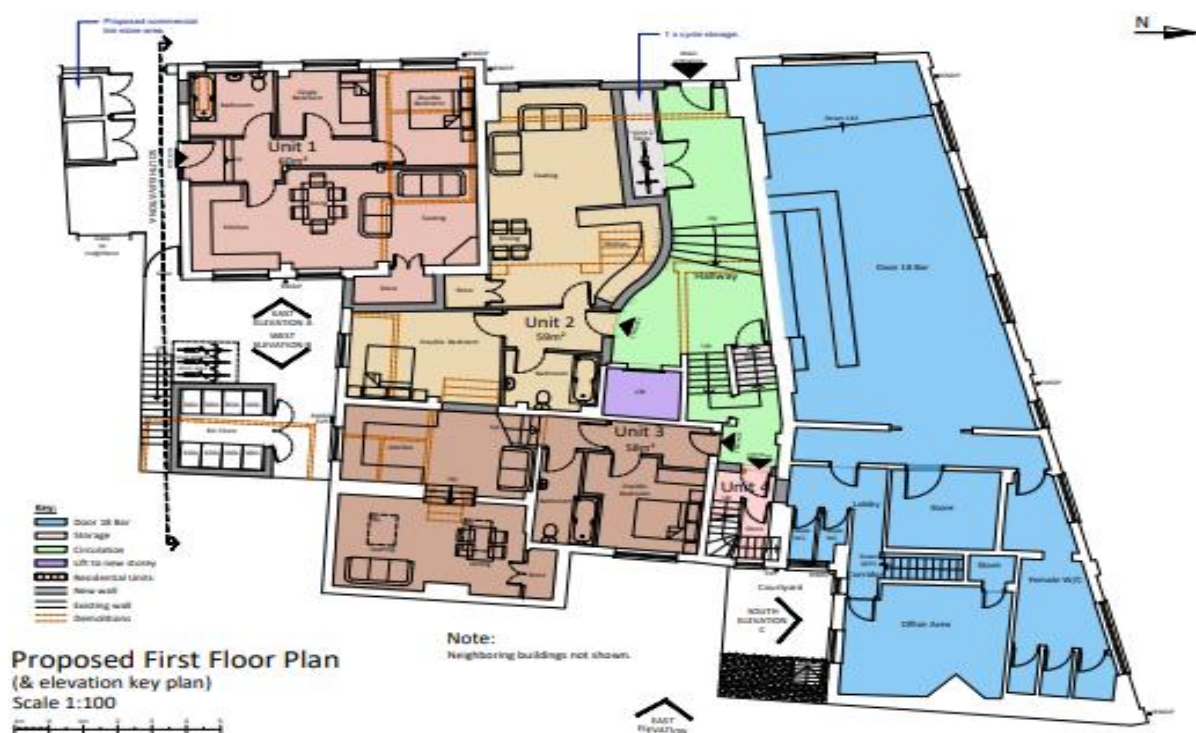
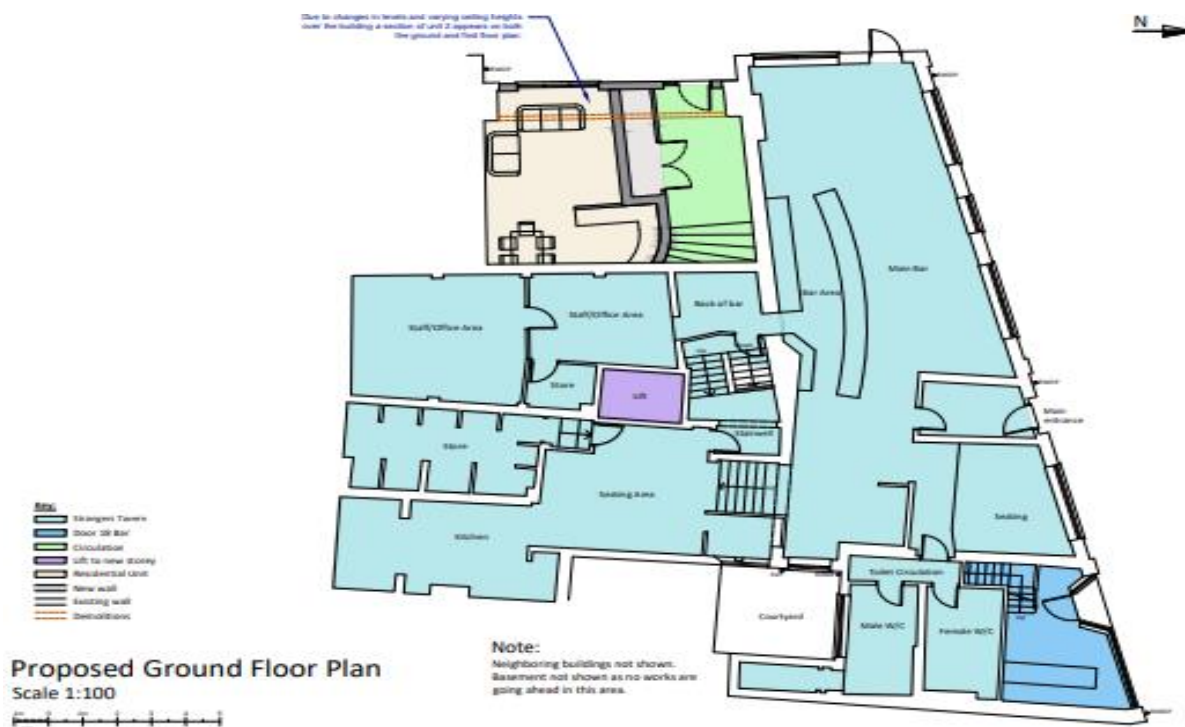
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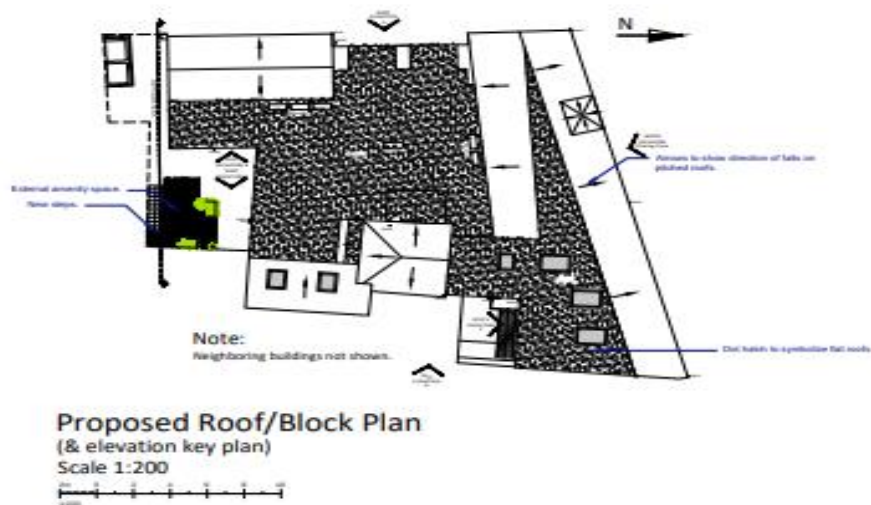
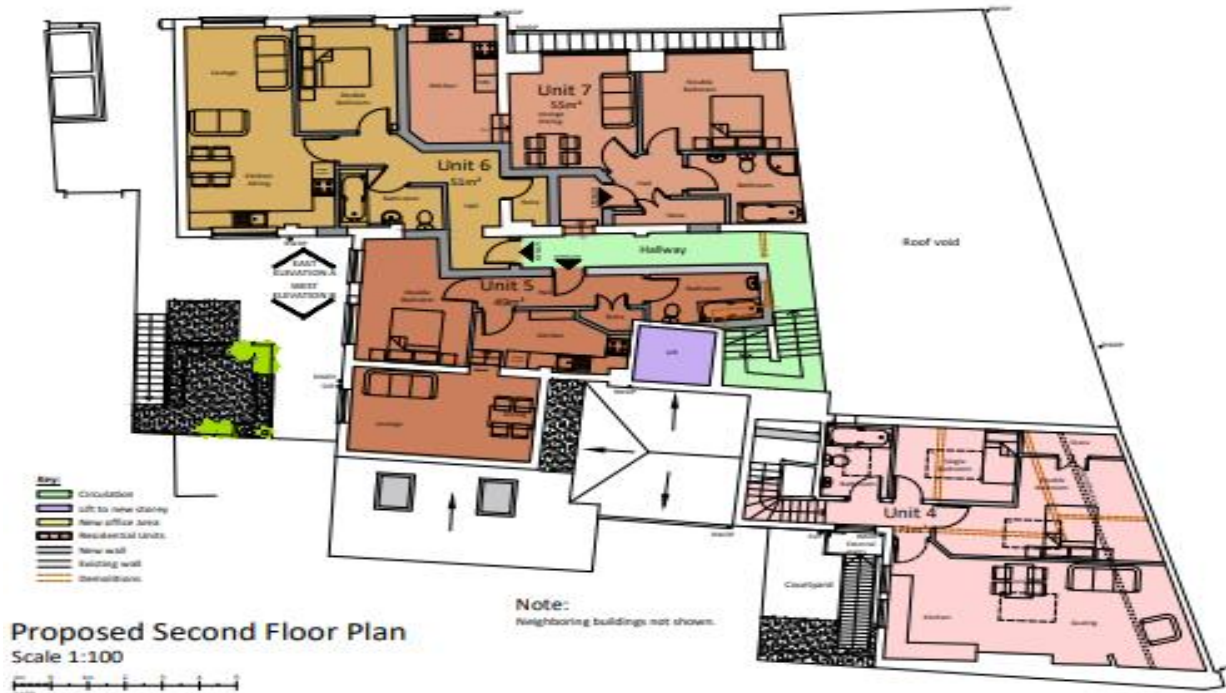
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