



Location

The property is situated in Norwich city centre on Bishop Bridge Road, close to the junction with Ketts Hill, Barrack Street and Gurney Road.

Bishop Bridge Road forms part of the Norwich inner ring road and is a mixed-use area surrounded by commercial and residential properties.

The property is within walking distance Norwich Train Station, the Riverside Retail Park and Leisure Park, Norwich City Football Club and Norwich Cathedral. The city's retail and leisure core is also a short distance away.

Description

The property comprises an area of vacant scrub land, formerly being an industrial site - the buildings since being demolished and the site cleared approximately 25 years ago.

The site has a vehicular access from Bishop Bridge Road and slopes up from the road, west to east.

Accommodation

The site has a gross area of approximately **1.13 acres (0.46 hectares)**.

Tenure & Terms

The property is being offered for sale, on a freehold basis. Both conditional and unconditional offers are invited. The vendors will require that evidence of due diligence and planning enquiries is provided to the selling agents prior to accepting any offer.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will also be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Price

On application

Energy Performance Certificate

Not applicable.

Rates

The property does not currently have a rating assessment.

Planning & Uses

The property was previously an industrial site and a planning application, in conjunction with a neighbouring site, was rejected in 2016 for the construction of a foodstore. The land is seemingly still allocated together with another neighbouring site according to Norwich City Council's site specific allocations for residential development. We would suggest the site offers potential for a variety of commercial and residential uses subject to obtaining the appropriate planning consent. Interested parties should rely on their own planning enquiries prior to making any offer.

Viewings & Further Information

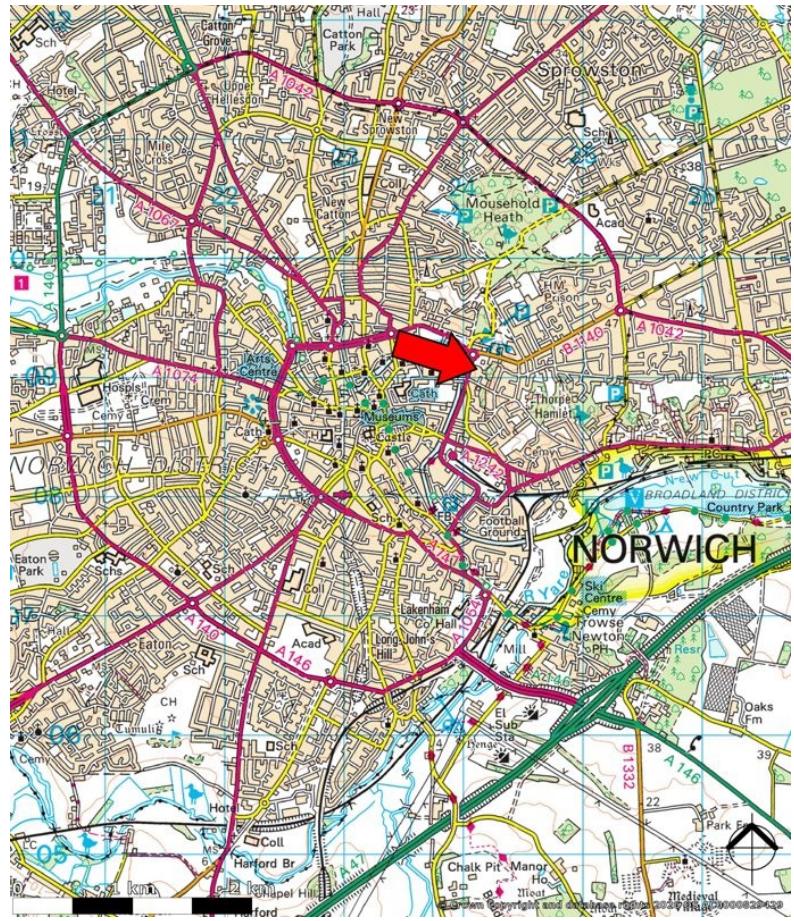
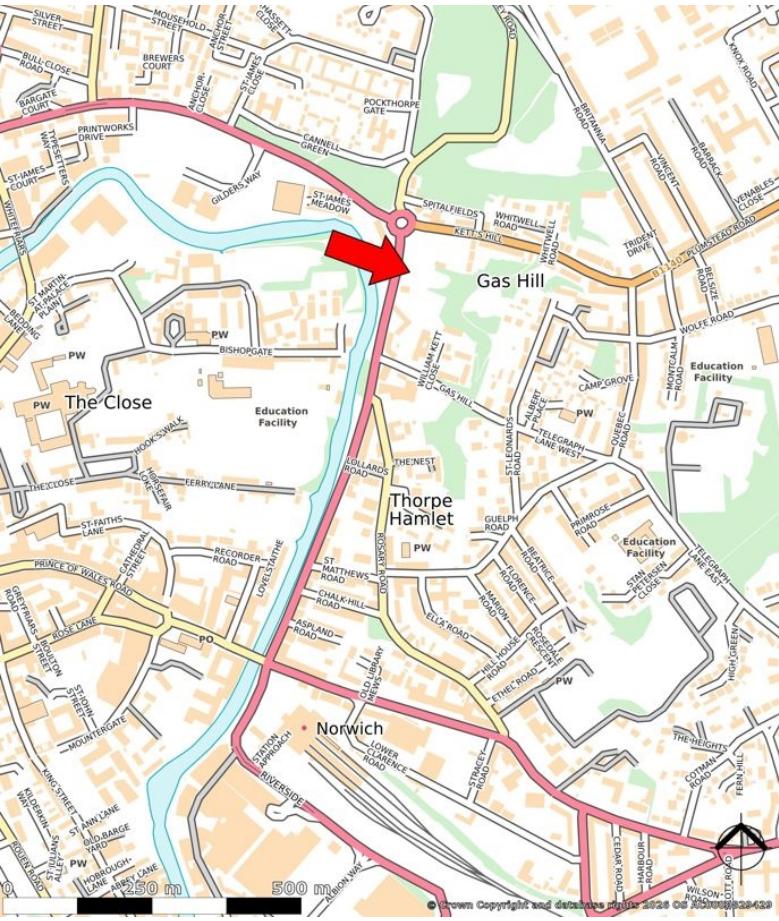
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Service Charge

Not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

**IMPORTANT NOTICE**

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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