



## 37 BISHOPS BRIDGE ROAD, NORWICH, NR1 4ES

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

**Andrew Haigh**  
Brown&Co Norwich  
01603 598261  
Andrew.haigh@brown-co.com

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

**FOR SALE £895,000 | 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	£29,757

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 £895,000.

## VAT

To be confirmed

## Legal Costs

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

## Viewing & Further Information

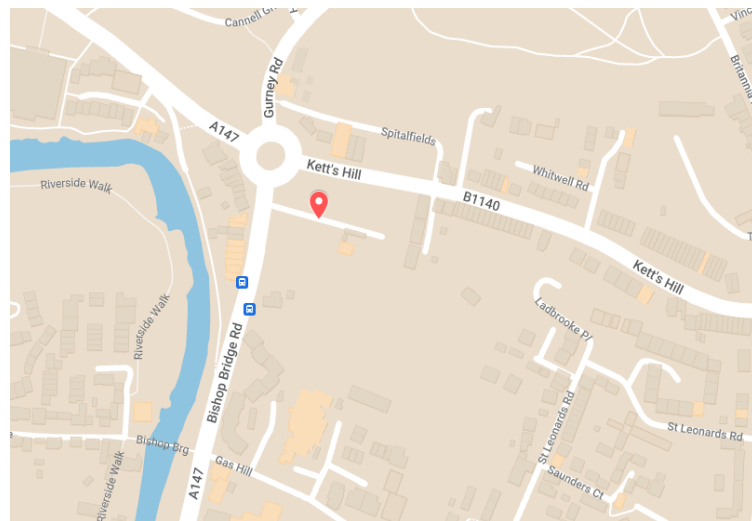
Strictly by appointment with the sole selling agent:-

### Brown & Co

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

### Andrew Haigh

01603 598261  
07817 648442  
Andrew.haigh@brown-co.com



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

The Atrium, St Georges Street, Norwich NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**