



SITE LAYOUT PLAN
1:400 @ A1

LAND AT 100 HOLT ROAD, NORWICH, NORFOLK, NR6 6UA ROADSIDE DEVELOPMENT SITE

- Prominent and visible location
- Frontage to A140 Holt Road
- Annual average daily flow approximately 30,000 vehicles (2022)
- Suit variety of occupiers subject to planning

FOR SALE £1,150,000 | 0.63 Hectares (1.55 Acres)

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Location

The subject site is situated with frontage to the busy A140 Holt Road (with approximately 30,000 annual average daily vehicular movements according to Department for Transport in 2022), near the entrance to Norwich Airport, approximately 3 miles north of Norwich city centre, and just over 0.5 miles south of the A1270 Broadland Northway (Northern Distributor Road).

The site is opposite residential with the Norwich Airport to the rear, and with a variety of roadside and commercial occupiers in close proximity to include Porcelanosa, McDonalds, Tesco Express, car showrooms, Premier Inn, Brewers Fayre and offices.

The Site

The generally level site has access from the north of Holt Road via a newly constructed highways access, with egress both ways. Part of the site is palisade fenced and construction of a new office and workshop facility is underway on the vendors adjoining land.

Plot Size

The site extends to approximately: **0.63 Hectare (1.55 acres)**

Town and Country Planning

The site is allocated for general employment purposes and other uses to include roadside, showroom, motor dealership and clinical may be appropriate, subject to receipt of the necessary planning consent.

For further information contact Norwich City Council Planning Department on 03449 803333.

Services

Basic water, electricity and drainage are available. Further details to be confirmed.

Business Rates

Business rates will be the responsibility of the occupier. The premises have yet to be assessed for business rates.

Tenure

The property is available to purchase freehold with vacant possession.

Price

£1,150,000

VAT

VAT will not be levied in addition to the purchase price.

Legal Costs

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

Viewing & Further Information

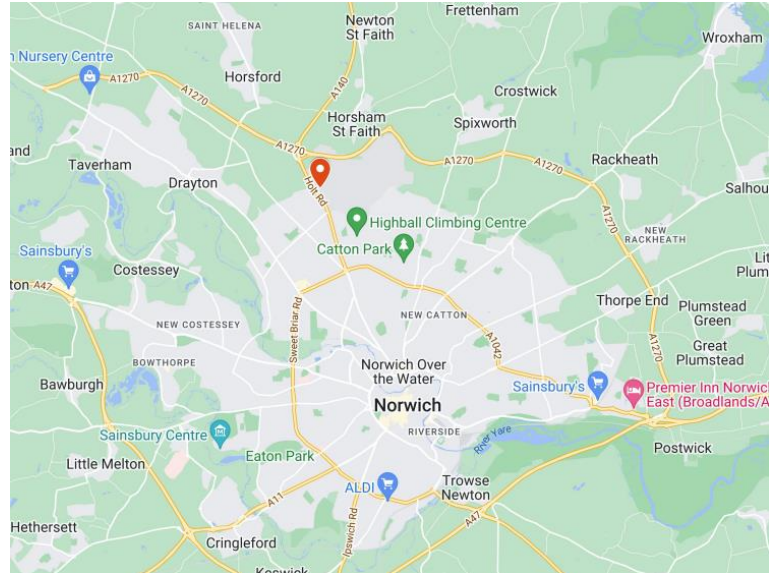
Strictly by appointment with the sole selling agent:-

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