

# Wensum Lodge

169 KING STREET • NORWICH • NR1 1QW



**Riverside Opportunity approx 0.34 Ha (0.84 acres)**

**For Sale Freehold**

Four historic buildings with a total GIA of circa 3,541 m<sup>2</sup> (38,114 ft<sup>2</sup>) with potential for commercial, leisure or residential use

**BROWN & CO**





# Wensum Lodge

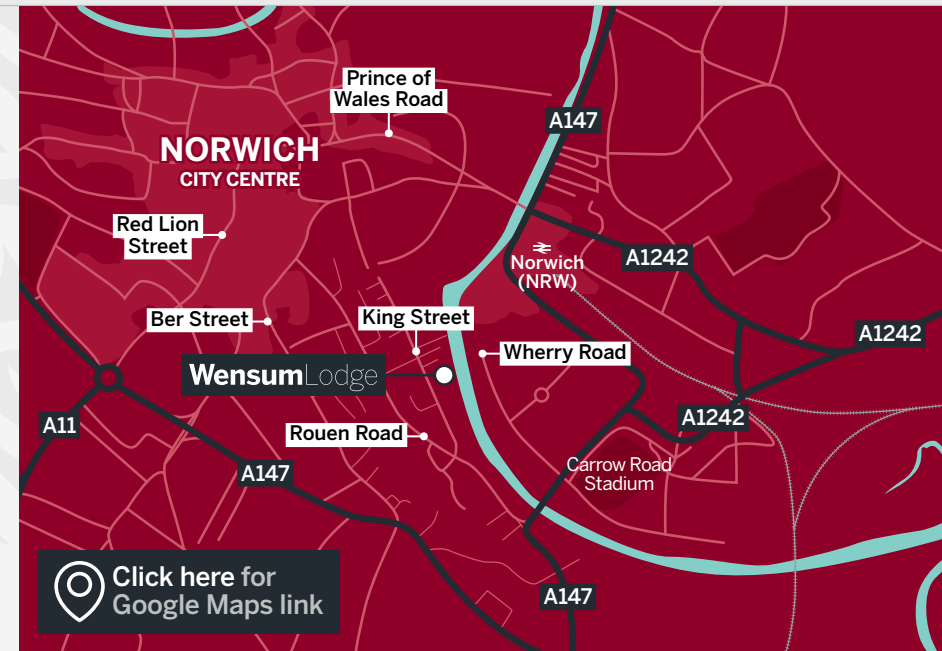
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## Location

Norwich is a historic city and county town of Norfolk with an urban population of 215,000 (2011 census). It is situated approximately 120 miles northeast of London with direct road and rail links.

Norwich has an eclectic mix of modern and historic buildings. The city centre is easy to walk around and has a river at its heart.

There is a flourishing arts, music and cultural scene with many independent as well as high street shops, lively restaurants and bars together with being England's UNESCO city of literature. Norwich also has two universities.







## The Site

The site is situated on King Street and fronts the River Wensum opposite the Norwich Riverside residential and leisure development. The site is surrounded by both commercial and residential uses. Norwich station is close by, as is Norwich City Football Ground with the city centre about 10 minutes walk away.

Comprising a former maltings and brewery, the site comprises four attractive historic brick-built buildings which are locally listed and most recently used as an adult education centre.

The site extends to approximately 0.34 Ha (0.84 acres) with the buildings arranged as follows:

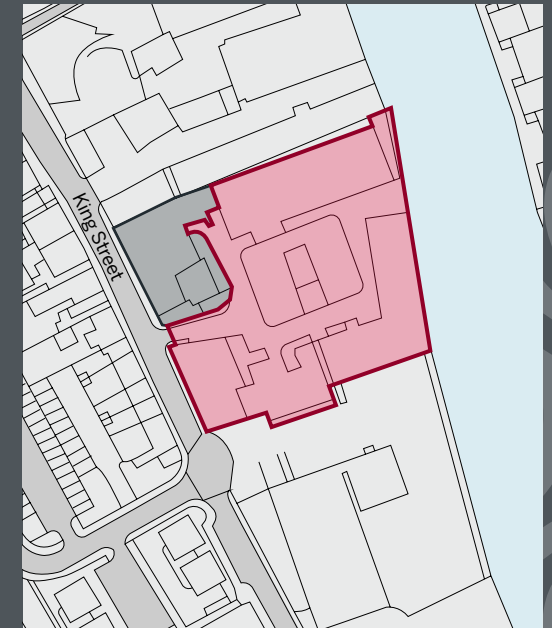
Building	Storeys	m2	ft²
The Maltings*	3	1,845	19,859
Stable Block	1/2	611	6,576
Arts and Crafts*	1/2	830	8,934
The Tuns	2	255	2,745
<b>Total</b>		<b>3,541</b>	<b>38,114</b>

\*Please note some of this building have restricted eaves height.

## Planning

The site is located amongst residential and commercial uses with many historic buildings and has a river frontage. It is within the City Centre Conservation Area, and the buildings on site are locally listed.

The development of the site should focus on re-use of the existing buildings for a wide range of appropriate commercial/leisure or residential conversions, subject to the character and form of the buildings being conserved and enhanced.







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## Viewing and Further Information

Viewings are available by appointment of the sole selling agent:

**Andrew Haigh**  
01603 598261  
andrew.haigh@brown-co.com

**Nick Dunn**  
01603 598241  
nick.dunn@brown-co.com



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

### VAT

VAT will not be charged on the purchase.

### EPC's

EPC's are available in the data room.

### Easements/Rights of Way

The site is held with the benefit of all easements, covenants and rights of way.

### Services

All information we have with regard to services is within the Information Pack, however purchasers should make their own enquiries with utility suppliers to verify capacity and supply.

### Costs

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

### Method of Sale

The site is available for sale freehold by way of private treaty as a whole with vacant possession.

### Information Pack

A data room comprising planning and technical information is available. Please contact Andrew Haigh or Nick Dunn.

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