



**Consented A1 Retail Site**

**DRAFT**

**Development Land**

2.87 Hectares (7.1 Acres)

**For Sale**

**FREEHOLD SALE**

**Land South Of Yarmouth Road, Blofield, Norwich,  
NR13 5AR**

**OUTLINE PLANNING  
PERMISSION FOR A RETAIL  
SUPERMARKET**

Located immediately north of Brundall, approximately 7 miles east of Norwich city centre. Situated alongside Shell fuel station and McDonalds Broadland.

**SUITABLE FOR ALTERNATIVE  
USES (STP)**

**arnoldskeys.com | 01603 620551**



2 Prince of Wales Road, Norwich NR1 1LB

Note: Arnolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



### Description

Commercial development land with prominent main road frontage on the A47 Norwich to Great Yarmouth Road and close to the completed Broadland Northway (Northern Distributor Road).

The Broadland Business Park is a short distance to the west.

Currently has outline planning permission for A1 (retail supermarket) on the site. It is considered suitable for alternative commercial development, subject to receipt of planning consent.

### Local Area:

- 22,500 residents
- 9,400 households
- £42,122 average household income

### Accommodation

The site covers approximately 7.1 acres (2.87 hectares).

### Planning

1. Granted outline permission for A1 retail supermarket on site circa 2.9 acres.
2. 26,242 ft<sup>2</sup> GIA, 15,328 ft<sup>2</sup> sales area, 150 car parking spaces and separate servicing area
3. Part of a larger development which includes 155 dwellings, sports facility and public open space
4. Broadland District Council application ref: 20161483

### Terms

Unconditional offers **in the region of £650,000** for the freehold interest, with vacant possession, are invited.

### Business Rates

To be assessed. Please contact the agent for further information.

### Legal Costs

Each party to bear their own costs.

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Mark Mayhew Tel: 01603 216828

[Mark.mayhew@arnoldskeys.com](mailto:Mark.mayhew@arnoldskeys.com)

or

Guy Gowing Tel: 01603 216804

[Guy.gowing@arnoldskeys.com](mailto:Guy.gowing@arnoldskeys.com)

SUBJECT TO CONTRACT - MRM/hc/122

