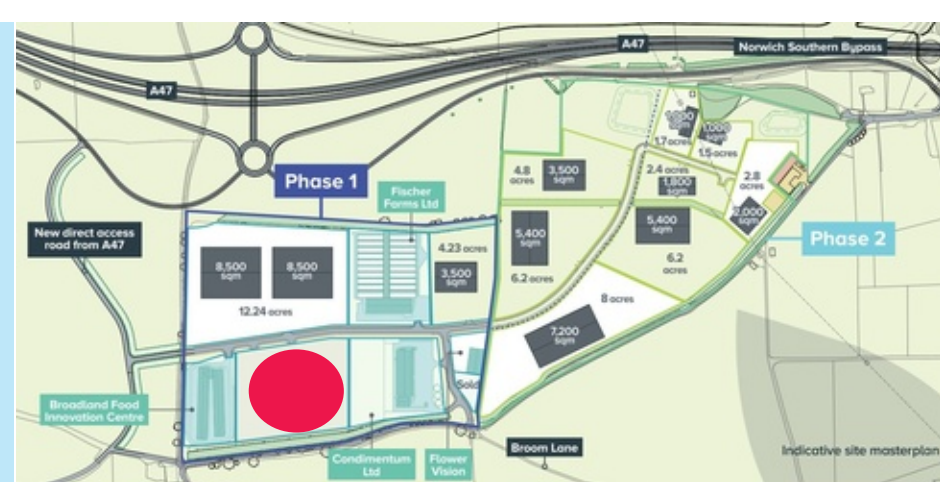




SERVICED AND CONSENTED COMMERCIAL DEVELOPMENT LAND
THE FOOD ENTERPRISE PARK, ENTERPRISE WAY, NORWICH, NORFOLK, NR9 5FX

BROWN & CO



SERVICED AND CONSENTED COMMERCIAL DEVELOPMENT LAND

THE FOOD ENTERPRISE PARK, ENTERPRISE WAY, NORWICH, NORFOLK, NR9 5FX

FOR SALE £3,525,000 plus VAT | 7.051 acres (2.85 hectares)

- Situated on the 100 acre Food Enterprise Park
- A fully serviced plot with high power availability
- Streamlined planning allowing fast-track development
- Easily accessible, adjacent the upgraded A47
- Available as a whole or will split from circa 2.5 acres



THE FOOD ENTERPRISE PARK

The site fronts Enterprise Way and forms part of the Food Enterprise Park (FEP), a centre of excellence designed to nurture an economic cluster of dynamic food, drink, and agritech businesses. The park is within the DEFRA Greater Norwich Food Enterprise Zone, providing an ideal environment for innovation and growth within the sector.

LOCATION

Situated to the west of Norwich near Easton, the Food Enterprise Park immediately adjoins the A47, one of the main transport routes in the region, linking Norwich to King's Lynn and Peterborough to the west, and provides easy access to London and Cambridge via the recently dualled A11 and M11. The historic city of Norwich has an urban population of 213,000 (2011 census) and offers an outstanding quality of life, with the stunning coastline, historic towns and Norfolk Broads all within easy reach.

The government is implementing a £200 million programme of improvements to the A47, including the dualling of the single carriageway section between North Tuddenham and Easton. The upgrade works are due for completion summer 2027 and will create direct access to the site with a new roundabout.

OTHER OCCUPIERS

Occupiers who have already located to the FEP include Condimentum Limited, on a five-acre site retaining the iconic Colman's name in Norwich with a state-of-the-art mint and mustard milling facility; Broadland Food Innovation Centre, comprising a development of 13 food-grade production units totalling 38,000 square feet on a three-acre site with innovation

support, developed by Broadland District Council; and Fischer Farms Limited, operating a large-scale vertical farming/hydroponics facility on a five-acre site, revolutionising the future of farming.

THE SITE

The subject site provides a generally level and regular shaped plot with frontage to Enterprise Way, the main estate spine road, positioned between the Broadland Food Innovation Centre and Condimentum Limited.

PLOT SIZE

The site extends to approximately 7.051 acres (2.85 hectares) and is available as a whole, or will split from approximately 2.5 acres (1.01 hectare).

STREAMLINED PLANNING

Food Enterprise Zones are a government initiative introduced by the Department for Food, Environment and Rural Affairs (DEFRA). The Greater Norwich FEZ was designated in 2015, and a Local Development Order (LDO) put in place by Broadland District Council in 2017. The LDO status provides full planning permission for qualifying uses to include:

- Agritech businesses which make use of the local agri-science base.
- Processing of agricultural produce.
- Manufacture of food products.
- Storage and distribution of agricultural produce, products, equipment, machinery and supplies.
- Food technology companies.
- Manufacture of specialist food related supplies (e.g. food packaging).
- Haulage services related to the above storage and distribution.

SERVICES

The plot is fully serviced with two adoptable standard bellmouths into the site. Power (up to 1,750 kVA), water and fibre are available in the road for connection. Surface water and foul drainage will be to a private treatment works.

TENURE

The property is available to purchase freehold with vacant possession.

PRICE

£3,525,500. Consideration will be given to splitting the plot from approximately 2.5 acres.

VAT

The property is elected for VAT and therefore VAT will be charged in addition to the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal cost incurred in documenting the transaction.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co

Nick Dunn
01603 598241
07977 121341
nick.dunn@brown-co.com



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Brown&Co
The Atrium, St George's Street, Norwich, NR3 1AB
T 01603 629871
E norwich@brown-co.com

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Property and Business Consultants