



the food enterprise park

A47 | EASTON | NORWICH | NORFOLK | NR9 5DF

Facilitating supply
chain **excellence**

Plots available from 1 to 12 acres

100 acres of commercial development land with
planning available for food related businesses

Phase 1 plots ready for immediate development

www.foodenterprise.com

Phase 1:
Start building today

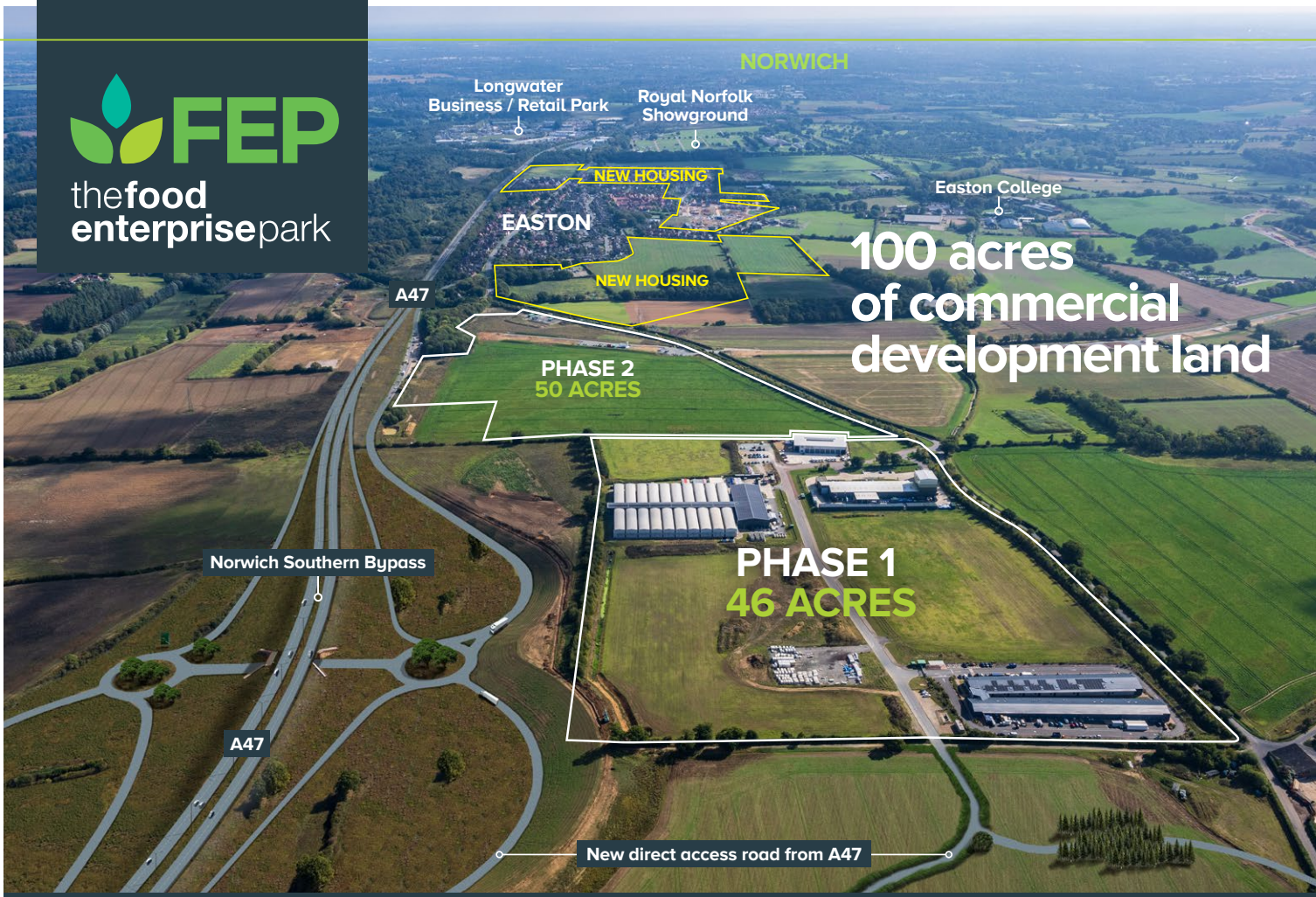


**Powered
for success**

30MW grid power

30MW renewable solar*

*coming shortly



100 acres of commercial development land

The Food Enterprise park stands as a centre of excellence, strategically designed to nurture an economic cluster of dynamic food, drink and agritech business. Spanning 100 acres, the Park is within the DEFRA Greater Norwich Food Enterprise Zone, providing an ideal environment for innovation and growth within the sector.

The FEP's Local Development Order status provides full planning permission for qualifying uses, enabling swift establishment and expansion of businesses on the site.

Phase 1

All infrastructure is in place to support food related businesses, including a road network, surface, foul and mains water systems, high speed broadband and 30MW electricity to power the site.

Phase 1 offers 46 acres of commercial development land in plots to accommodate units of 5,000 sq ft to 250,000 sq ft, on freehold or leasehold terms, with planning and all infrastructure in place, building works can start immediately.

Phase 2

50 acres which benefit from Local Development Order status and upon completion of the site infrastructure works, will offer serviced and consented development plots from c.1 acre upwards with access to generous amounts of power.

In good company

Occupiers who have already located to the FEP include:



CONDIMENTUM LIMITED

3 acre site retaining the iconic Colman's name in Norwich, with a state-of-the-art mint & mustard mill.



BROADLAND FOOD INNOVATION CENTRE

3 acre site providing a development of 13 food grade production units totalling 38,000 sq ft with innovation support.



FISCHER FARMS LIMITED

5 acre site revolutionising the future of farming with a large scale vertical farming / hydroponics facility.

With others already established their presence underscores the Park's commitment to fostering innovation and collaboration within the food and drink industry.



Streamlined Planning

Food Enterprise Zones (FEZ) 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 in respect of Phase 1, and by South Norfolk District Council in 2025 in respect of Phase 2.

Parties already attracted to the FEP

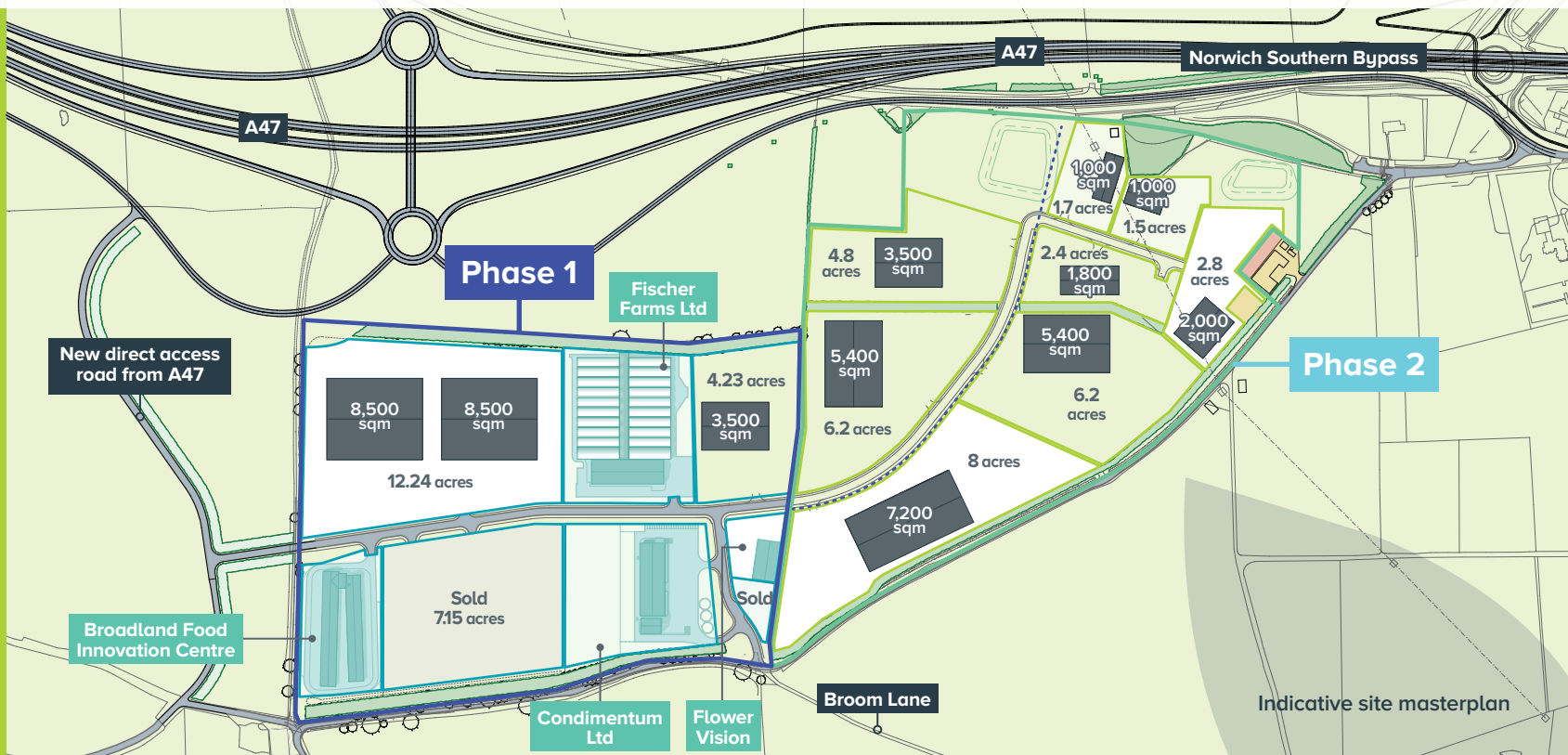
Condimentum

Fischer Farms
the future of farming

FOD BROADLAND
FOOD INNOVATION
CENTRE

Flowervision
Norwich

Korutek
Engineering



Food Enterprise Zones:

- Enhance rural development through the growth of food businesses in a particular location.
- Encourage greater collaboration between food and farming businesses, and encourage links to research and education institutions, to develop the domestic food and farming sector.
- Attract inward investment to the region.

- Allow Local Development Orders to be put in place which provides planning permission for specific classes of development and speeds up the planning process, allowing qualifying users to make an immediate start on site.

Any uses proposed will be closely and directly linked to food production and agriculture and the following are specifically listed in the LDO:

- Agri-tech 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.

An element of other development which is ancillary, complementary and subsidiary to the above is also permitted.

To help with space calculations, the LDO suggests a maximum ratio of buildings to plot area of 40%. This would allow circa 17,500 sq ft (1,625 sq m) of building per 1 acre of plot size.

Full copies of the Broadland District Council and South Norfolk District Council LDO's can be accessed by a link on our website www.foodenterprisezone.co.uk

