

Land at Norwich Community Hospital, Bowthorpe Road, Norwich NR2 3TU

Development opportunity with
pre-application consultation for
73 dwellings

Marketed jointly by



on instructions from





Summary

An excellent opportunity to acquire the freehold of part of this former hospital site set in a well-connected Norwich suburb.

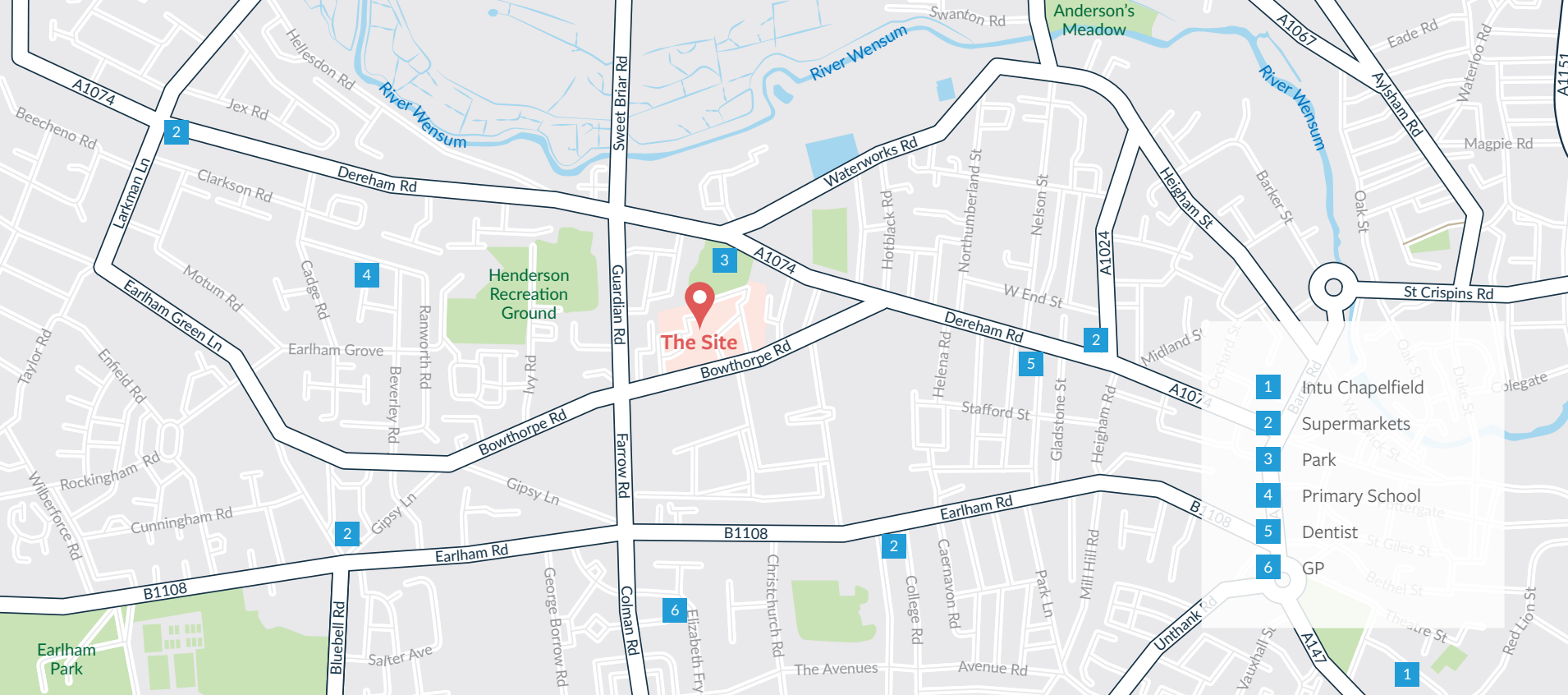
- The site extends to approximately 1.27 Ha (3.14 acres).
- Freehold sale.
- Pre-application consultation held with local council for 73 dwellings.
- Neighbouring A1074 provides easy access to surrounding A47 and journey times of circa 10 minutes by car to Norwich city centre.
- Unconditional and Conditional offers invited.

Summary

Location & Description

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Further Information



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Location

Norwich Community Hospital is located on Bowthorpe Road to the west of central Norwich, adjacent to the A146 ring road. The site is bound to the north and west by existing residential development, and to the south and east by hospital buildings and Earham Cemetery.

The site is located within an area of significant green landscaping. Woodlands Park is situated to the north east which can be accessed via the east side of the hospital or Dereham Road, whereas Henderson Recreation Ground lies to the north west providing a number of sporting amenities. The Earham Cemetery, which is a Registered Historic Park and Garden and Country Wildlife Site, is situated to the south.

The site is well serviced by various surrounding local amenities. A number of supermarket operators are active in the area within a one mile radius, including Tesco and Aldi. There are a number of primary schools in the surrounding area including Henderson Green Community Primary School, Recreation Road Infant School and Wensum Junior School. There are also two secondary schools close by: The Parkside School and City Academy Norwich. Norwich city centre is located approximately 1.5 miles to the east.

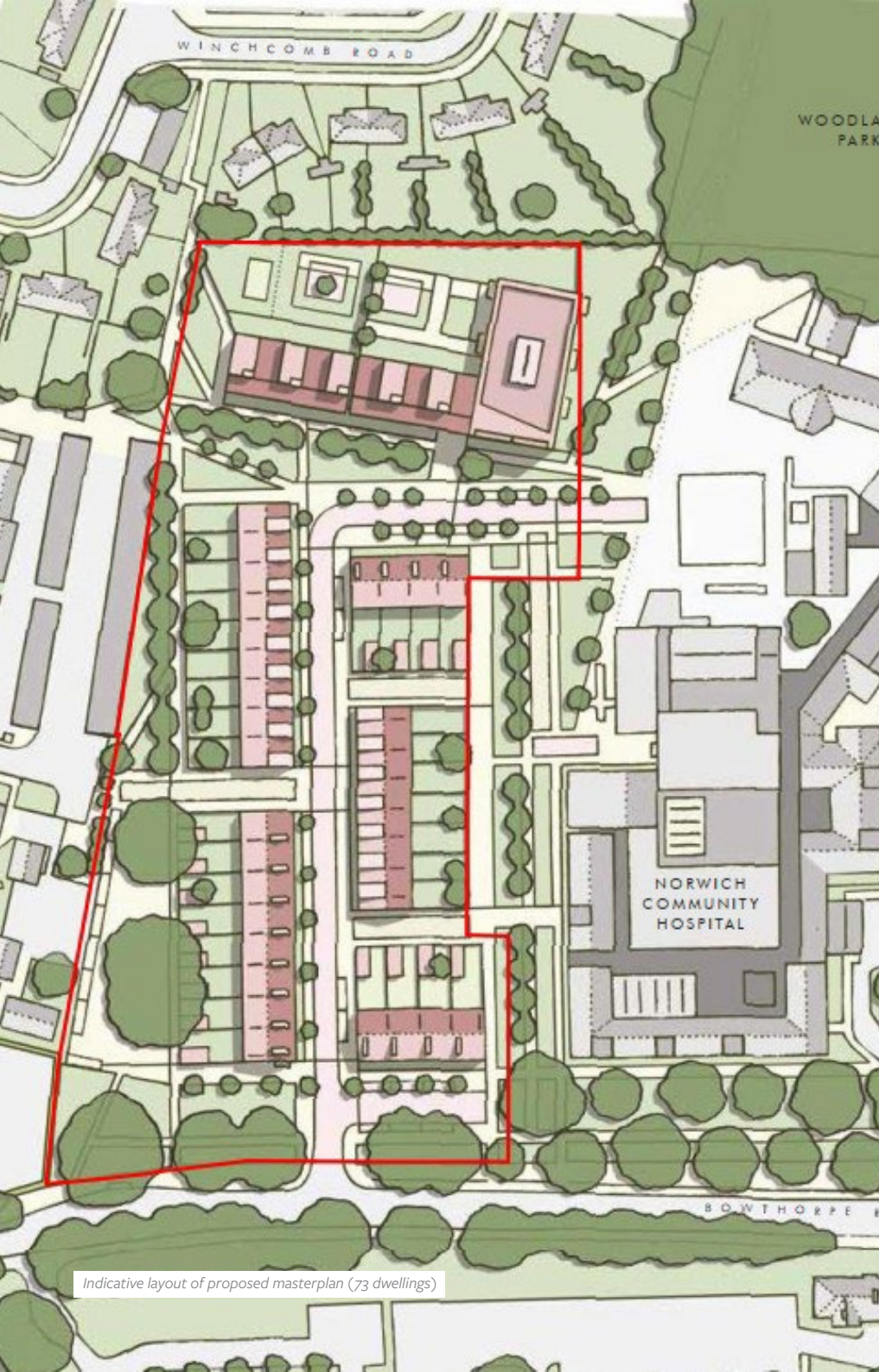
Bowthorpe Road acts as a vehicular corridor that extends into and from central Norwich, allowing for journey times of circa 10 minutes into the city centre. The site also benefits from good public transport links; there are bus stops located adjacent to the site with Orange Line 21, 21A and 22 buses providing frequent services into

Norwich city centre, Old Catton, and The University of East Anglia.

Description

This former hospital facility extends to approximately 1.27Ha (3.14 acres) and is set within the grounds of a wider health facility, which continues to operate. The site comprises a variety of redundant hospital buildings, including two existing electrical sub stations and a water tower on the site's northern perimeter.

The site is broadly rectangular in shape and slopes from the north of the site up to the south to Bowthorpe Road. A separate entrance to the main hospital on Bowthorpe Road provides vehicular access.



Indicative layout of proposed masterplan (73 dwellings)

Development Potential

The site presents an outstanding redevelopment opportunity for residential use (subject to planning).

Town Planning

The site is situated within the administrative boundary of Norwich City Council. The local Development Plan consists of:

- Greater Norwich Development Partnership Joint Core Strategy DPD (as amended in January 2014);
- Norwich City Council Site Allocations and Site Specific Policies DPD (December 2014); and
- Norwich City Council Development Management Policies Plan (2014).

Norwich City Council are at the early stages of drafting a new Greater Norwich Local Plan (GNLP), with an identified adoption date of 2020.

The Joint Core Strategy identifies Norwich as a focus for major housing growth with a focus on redevelopment of previously developed sites.

The Norwich City Council Site Allocations and Site Specific Policies has allocated the site for residential development with capacity for circa 80 dwellings.

Pre-application Meetings

An initial pre-application meeting was held with Norwich City Council in August 2016 during which two speculative masterplans were put forward suggesting a site capacity of up to 73 residential units following demolition of the existing buildings. The proposals comprised a mix of townhouses and flatted accommodation.

The Planning Officer set out the acceptability in principle of a residential scheme, based on the allocation, however noted that such acceptability is subject to the development having limited detrimental impact on existing adjacent properties. There would also need to be more clarity in regards to access, layout and landscape.

Further pre-application meetings were held in December 2016 and March 2017 to discuss the evolution of proposals.

Documentation relating to the pre-application meetings is available in the data room (see end of brochure for link).

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Tenure

The site is for sale freehold.

VAT

NHS Property Services Limited has not elected this site for VAT.

Services

We understand that all main services are connected to the site; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the statutory undertakers.

Method of Sale

Best offers 'subject to contract only' are invited for the freehold of the site. We will be seeking the following types of offers:

1. Unconditional
2. Conditional

Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Overage and clawback provisions will be required as part of a wider transaction – the commercial terms of which will be set out in the bid form which will be uploaded into the online data room.

Offers are to be submitted via email to howard.williams@montagu-evans.co.uk with "Tender for Land at Norwich Community Hospital" as the email subject.

Bids

Prospective purchasers are required when submitting offers to complete the bid form, state the name of their solicitor and provide evidence of their ability to complete the purchase. Prospective purchasers are required to confirm that they have read and taken into account all documents contained in the information pack. When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the basis of the offer.

Viewing Arrangements

All viewings are to be accompanied. All parties carrying out formal viewings will be required to sign an appropriate disclaimer in advance of the viewing and bring personal and protective equipment with them. Viewings will be conducted by the vendor's agents on selected dates. For detailed viewing arrangements please contact:



Howard Williams

DD: 0207 866 7603

howard.williams@montagu-evans.co.uk

Bhavini Shah

DD: 0207 312 7433

bhavini.shah@montagu-evans.co.uk



George Craig

DD: 01603 229 217

George.craig@savills.com

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Data room

[View data room](#)

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Misrepresentation Act 1967

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