

THORPE LODGE, 1 YARMOUTH ROAD,
NORWICH



THE SITE

Overview

Thorpe Lodge presents an exciting residential development opportunity in a prime location in Norwich. We are pleased to announce the opportunity to acquire the freehold of the Site with offers invited on both an unconditional and conditional basis. The Site occupies a prominent position on Yarmouth Road on the east side of Norwich.

Location

Norwich railway station, located 1½ miles away, offers two train services per hour to London Liverpool Street. The city's extensive retail, leisure, and cultural amenities are easily accessible, with Yarmouth Road providing direct access to the A47 from the Postwick junction, just 2½ miles to the east of the Site. The Site is located within a predominantly residential area, with the River Yare and popular dining locations such as The Town House and Rivergarden pub within walking distance.

Description

The Site extends to approximately 1.044 hectares (2.58 acres) and comprises of a brick-built 3½ story office building, adjacent to a 2 storey Grade II listed building. The Site is bound by woodland to the north and east, Yarmouth Road to the south, and residential housing to the west.



Indicative Aerial Red Line Plan

EXISTING USE

Accommodation Schedule

The Site provides the following net lettable floor areas:

Main building

Ground floor	-	8,115 sq ft	(754 sq m)
First floor	-	8,439 sq ft	(784 sq m)
Second floor	-	7,384 sq ft	(686 sq m)
Basement	-	3,985 sq ft	(370 sq m)
Total	-	27,923 sq ft	(2,594 sq m)

Thorpe Lodge House

Ground floor	-	5,447 sq ft	(509 sq m)
First floor	-	5,435 sq ft	(505 sq m)
Total	-	10,912 sq ft	(1,014 sq m)

The existing building on Site currently offers office space, totaling 38,835 sq ft. A 12-month marketing exercise was undertaken on the Site and demonstrated that there is no present demand for an office use at that location, therefore Broadland District Council concluded that the principle of residential development on Site is deemed acceptable.

PLANNING

The Site is located on the boundary between the administrative Districts of Norwich City Council and Broadland City Council, with a small proportion of land to the southwest of the Site located within the Norwich boundary, with the majority sitting within Broadland.

Development in Broadland District Council (BDC) and Norwich City Council (NCC) is currently planned and controlled through the Greater Norwich Local Plan (GNLP) dated March 2024.

A formal pre-application was submitted to BDC in March 2024, proposing to convert the brownfield site to provide 60 apartments with associated parking and facilities. The proposed mix comprises of 29x1 bed apartments, 25x2 bed apartments and 6x3 bed apartments.



ADDITIONAL INFORMATION

Information Pack

An information pack is available on request.

Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Agreement

The Site is available on a freehold basis, with both conditional and unconditional offers invited.

Conditional offers are invited on the basis of a subject to planning agreement with a development partner for the promotion of the Site, with the objective of achieving satisfactory planning permission as soon as reasonably achievable.

All proposals are to be in writing in accordance with the Bidding Guidelines Proforma contained within the Information Pack. Email offers will be accepted. The landowner reserves the right to reject any or all offers received.

Proposals should be clearly marked **‘Thorpe Lodge, 1 Yarmouth Road, Norwich - for the attention of Sebastian Corke’**

Offers are to be submitted in writing to:

sebastian.corke@bidwells.co.uk and sophie.wallis@bidwells.co.uk

Wayleaves, Easements, Covenants and Rights of Way

The agreement entered into with the selected development partner will contain the provision that the Site will be dealt with subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

Viewings

Viewing is strictly by appointment. Please contact Sophie Wallis on 07929 370606, if you would like to register your interest to arrange a viewing.

Parties should take due care for their own personal safety when inspecting the Site.

Confidentiality

The marketing of the Site remains strictly private and confidential and should not be disclosed to any external parties, without the explicit approval of Bidwells, acting on behalf of the landowner.

VAT

We understand the Site is not elected for VAT, but if does become applicable, it will be charged at the prevailing rate in addition to the purchase price.



