

Prime Development Opportunity
Dukes Wharf, Norwich



The Site Overview

Overview

Dukes Wharf, Norwich (the Site) represents an outstanding opportunity to acquire a prime development site for residential or mixed use in Norwich city centre on an unconditional basis. Conditional offers will also be considered.

Location

The Site is located at Dukes Wharf, to the east of Norwich city centre, within the administrative boundary of Norwich City Council (NCC). The Site sits along the River Wensum, with the city centre forming its western boundary and established residential and commercial areas surrounding it. The Site is ideally positioned to access a wide range of amenities, services and cultural attractions available within Norwich. In addition, it benefits from close proximity to key destinations such as Norwich Railway Station and the Riverside leisure area.

The Site benefits from strong connectivity within the city of Norwich. Norwich railway station is located within convenient reach and provides direct services to London Liverpool Street in approximately 1 hour 50 minutes. The Site also benefits from good access to the A47, which connects to the wider strategic road network, providing links across East Anglia and beyond.

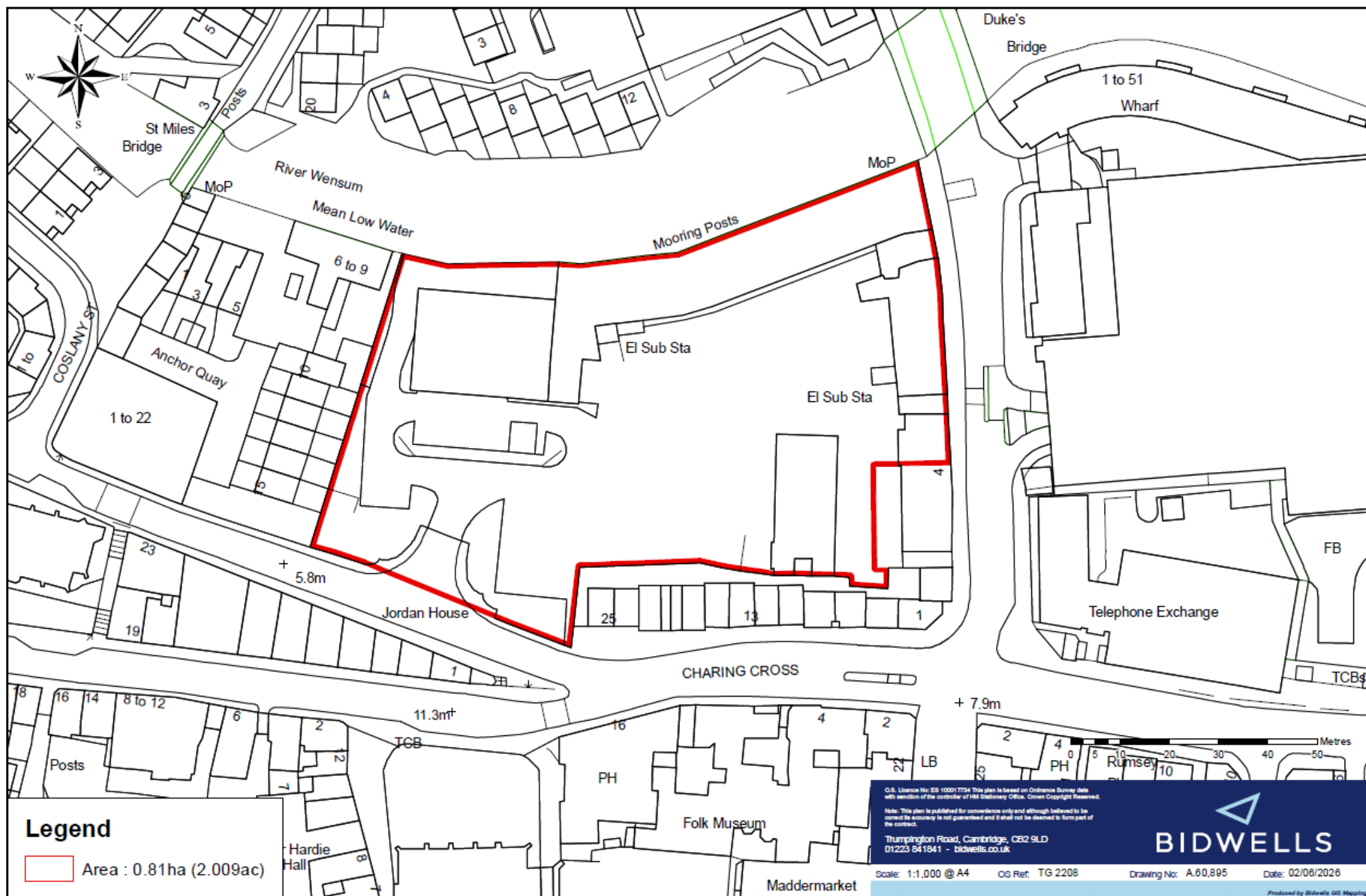
Description

The Site extends to approximately 0.81 hectares (2.009 acres) and comprises previously developed land associated with commercial uses.

The Site is currently producing an income of £80,000 per annum subject to a lease to a parking operator. A copy of the lease is available in the information pack.

The Site is bound on sides by existing buildings of mixed character. A large open space is currently utilised as a temporary car park and can be accessed via the existing vehicular access point on Westwick Street.





Indicative Aerial Red Line Plan

Planning Overview

Planning Application

A planning application was submitted in February 2022 under the reference 22/00243/F proposing the comprehensive redevelopment, delivering a high-density, mixed-use scheme. The development will comprise PBSA and co-living accommodation, including the retention and conversion of the historic Boardman Buildings, alongside the demolition of remaining structures and construction of new residential blocks. A further extension of time has been provided by NCC until September 2026.

The most recent determined application (25/00757/F) for the re-use of the former car parking site was approved. There is currently a lease in place for the Site's use as a car park.

Allocation

The Site is currently allocated in the Greater Norwich Local Plan under policy NCC.14 for mixed-use development with a minimum of 100 dwellings. This allocation has been brought forward as a draft allocation in the emerging Greater Norwich Local Plan under GNLP0401.

Bidwells Planning Contact

Iain Hill
Partner, Planning
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iain.hill@bidwells.co.uk

Planning History

REFERENCE	DESCRIPTION	DECISION
25/00757/F	Re-use of former car parking site.	Approved
22/00243/F	Comprehensive redevelopment of Dukes Wharf, comprising the demolition, erection of new buildings to provide PBSA and co-living accommodation.	Pending
19/00838/F	Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period.	Refused 30/07/2019
16/00534/F	Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period.	Temporary Approval 24/05/2016 Expired 24/05/2017
15/00916/F	Change of use of Riverside building, No.8 Duke Street and No.6 Duke Street to provide 69 residential units.	Approved 03/12/2015
14/01103/F	Alteration, demolition and extension of Riverside and Duke Street buildings to provide 29 dwellings. Demolition of central and warehouse buildings to provide 56 dwellings. Extension of car park for commercial floorspace.	Approved 12/01/2015
14/01104/PDD	Change of use of Riverside building, No.8 Duke Street and No.6 Duke Street to provide 69 residential units.	Prior Approval 19/09/2014
08/00743/F	Demolition of existing buildings at Dukes Wharf and construction of offices, cafes, retail, art gallery and 16 residential dwellings.	Approved 16/07/2009

Additional Information

Information Pack

The information pack can be accessed via the dedicated website link below.

<https://propertysites.bidwells.co.uk/DukesWharfNorwich/>

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

Agreement

The seller is seeking offers on an unconditional basis for the freehold of the Site. Conditional offers will also be considered.

All proposals should be submitted in writing, in accordance with the Bidding Guidelines Proforma contained within the information pack. Email offers will be accepted. The seller reserves the right to reject any or all offers received.

Proposals should be clearly marked 'Dukes Wharf, Norwich – for the attention of Sebastian Corke'.

Offers are to be submitted in writing by **12 noon, on Friday 31st July** to:

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

New Homes

Please contact Marc Langdon in our New Homes team on 07836 254003 to discuss sales values in Norwich in more detail.

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.

VAT

We understand that an Option to Tax is in place. Therefore, under the current arrangements VAT will be chargeable on the purchase.



360°

An interactive 360° view of the land can be viewed by **scanning** the QR code.



Drone footage

Drone footage showing the extent of the land can be viewed by **scanning** the QR code.



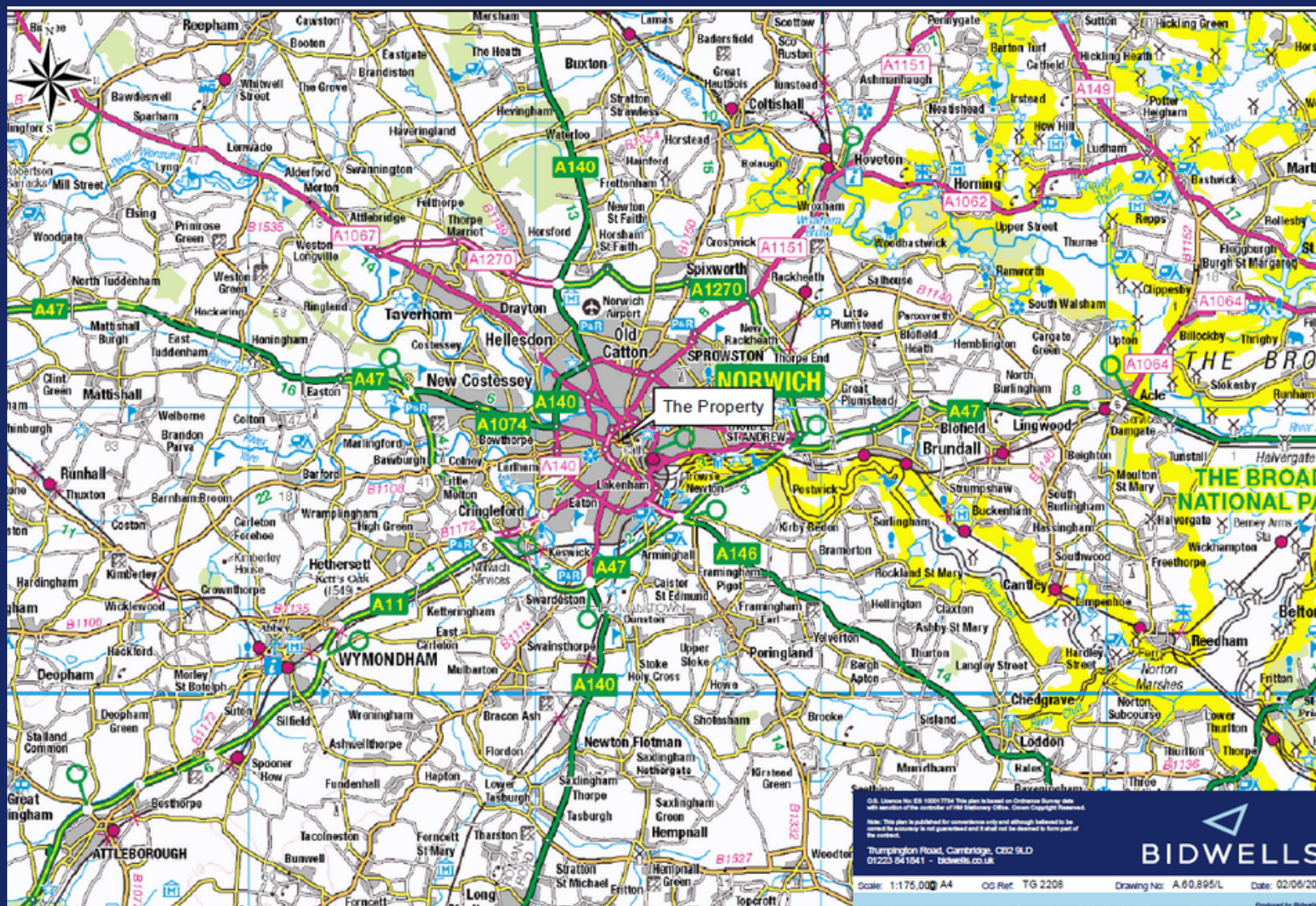
Get in touch with
our experts



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Location Plan

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