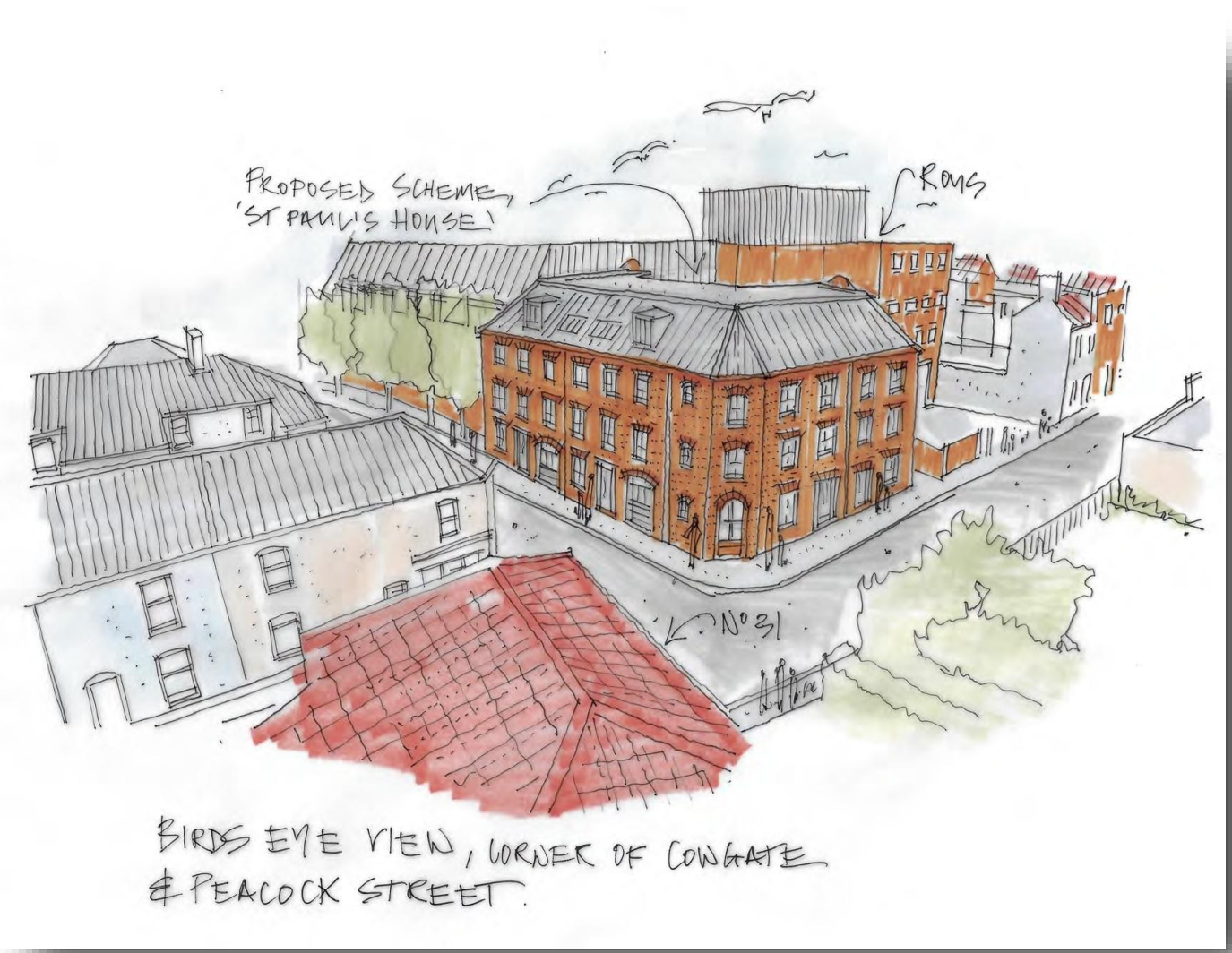






Cowgate,Norwich NR3 1SY

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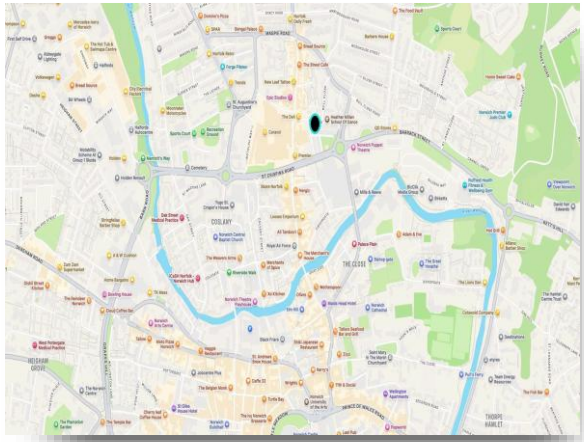
welcome to

Cowgate, Norwich

A fantastic opportunity to acquire a site with full planning permission for the development of 15 open market apartments in the City of Norwich, ideally located next to the Anglia Square redevelopment & wider regeneration of the NR3 area.







Topography
The site currently contains a two-storey former pub with residential above and is ready for demolition as part of the planning consent. The site is secured with permitted hoarding and access gates at each end.

Site Size
The site measures 0.12 acres (0.05 hectares) and is held freehold under two titles. The majority is held under Title no. NK120823, and a smaller parcel is held under Title no. NK530693.

Location
Norwich has a rich history and retains much of its medieval character. The River Wensum provides the focal point to many of the winding streets, public squares and landmark buildings. The site itself is a short walk away from Norwich Cathedral, Castle Museum, Norwich Market, City Hall and Guildhall to name a few - all of which are within a 15 minute walk.

Transport links are excellent with Norwich Rail Station 22 minutes walk, Edward Street bus stop within three minutes walk and Norwich Airport a 17 minute drive away. The A11 is easily accessed via St Crispins Road for those looking to travel/commute outside of the City Centre.

welcome to

Cowgate, Norwich

- PLANNING APPROVED
- Planning Permission for 11 x 1 Bedroom & 4 x 2 Bedroom Apartments (Ref 21/00182/F-20)
- Site Measures 0.12 acres (0.05 hectares)
- Ideally Located next to the Anglia Square Redevelopment
- For Sale via Private Treaty

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

offers in the region of

£475.000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144420

The Property Ombudsman

Property Ref:
NOR144420 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.