



## SITE AT DRAYTON ROAD, NORWICH NR3 2DW

**FOR SALE | FORMER DEPOT**  
**1.29 ACRES (0.52 HA)**

- Highly accessible location 150m from the A140 (outer ring road)
- Adjacent to the Sweet Briar Industrial Estate
- Potential for alternative uses
- Rare freehold opportunity – unconditional and conditional offers sought

## LOCATION

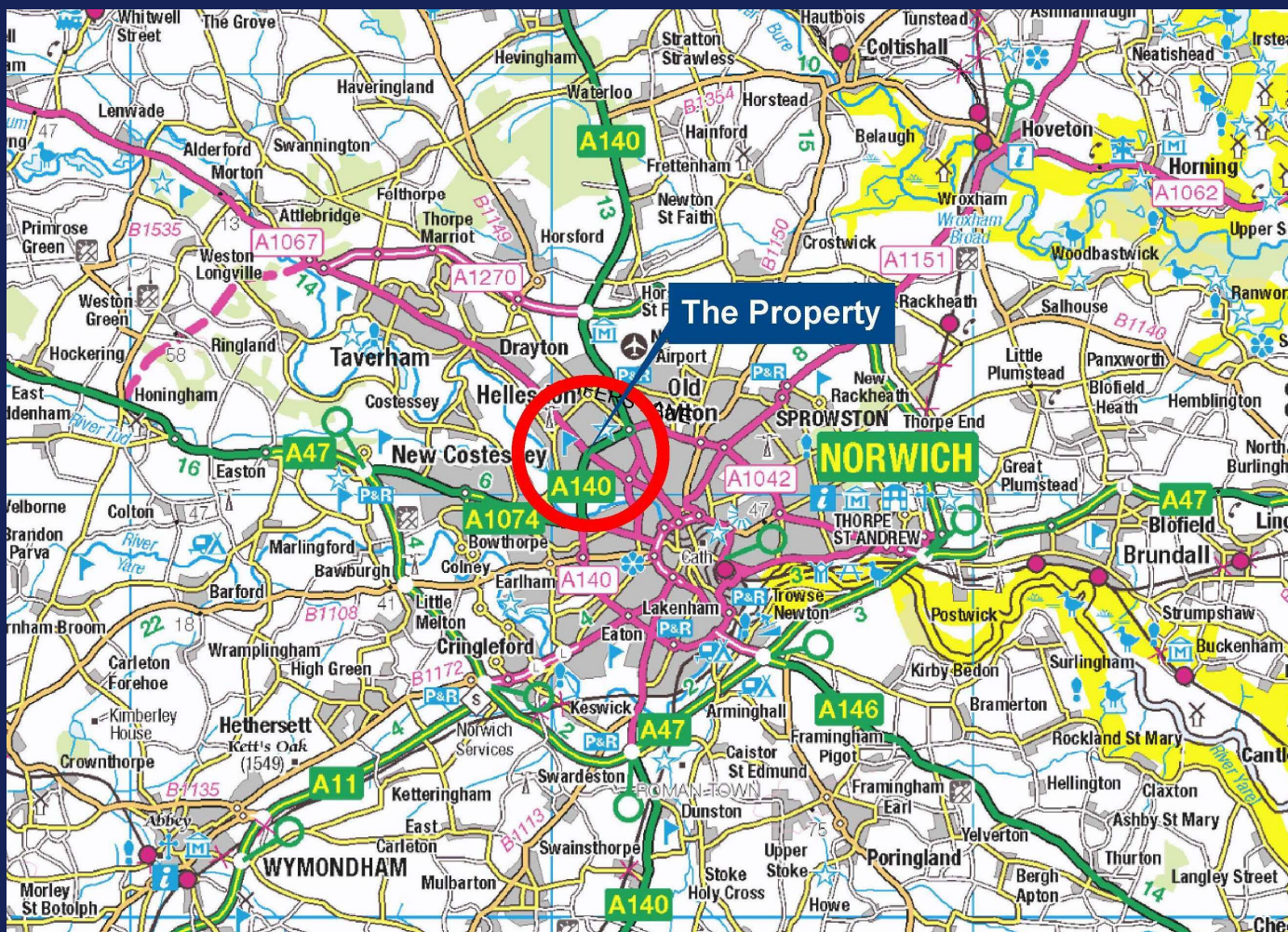
The property is located 2 miles to the north-west of Norwich city centre on the west side of the A1067 Drayton Road and within a short drive of the A140 (Norwich's outer ring road).

The outer ring road provides access to the A47 via the A1074 Dereham Road and its junction with the A11 is 3 miles to the south.

Norwich Airport is 1½ miles to the north-east.

The property is situated adjacent to the Sweet Briar Industrial Estate and the Whiffler Road Industrial Estate is situated opposite on the east side of Drayton Road.

Amenities close by include an Asda, an M&S Simply Food & Costa Coffee on the Sweet Briar Retail Park. Other occupiers in the immediate vicinity include Amazon, Amari Plastics, DX Express and Euro Car Parts.



### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

## SUMMARY

### Description

The property comprises a broadly triangular fenced site, with extensive frontage to, and access from the Drayton Road. It is mostly cleared and surfaced with concrete and tarmac.

There are two single-storey buildings at the front, which will shortly be demolished. The fuel tanks and all other equipment associated with the previous occupiers use as a fuel depot will also be removed. Completion of these works is scheduled for the end of May 2024.

Electricity and water are currently connected to the property.

### Accommodation

The site extends to **1.29 acres (0.52 ha)**.

### Additional information

#### Planning

The property is situated in a designated employment area (DM16 in the Local Plan).

#### Terms

The property is available for sale freehold with vacant possession. Unconditional and conditional offers are invited.

Price upon application.

#### Business Rates

According to Gov.uk website the property current has an Rateable Value of £31,750.

### Enquiries

#### Will Jones

07899 061892

[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

#### Chris Squirrell

07887 830124

[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

