



the food enterprise park

A47 | NORWICH | NORFOLK | NR9 5DF

Facilitating supply chain excellence

Major development of a cluster of food processing and distribution in the heart of one of the biggest food producing counties in the UK with new access to the A47, one of the main transport routes in the region.

Phase One now open with 46 acres of commercial development land with planning permission in place for food and agri-tech related businesses.

www.foodenterprise.com

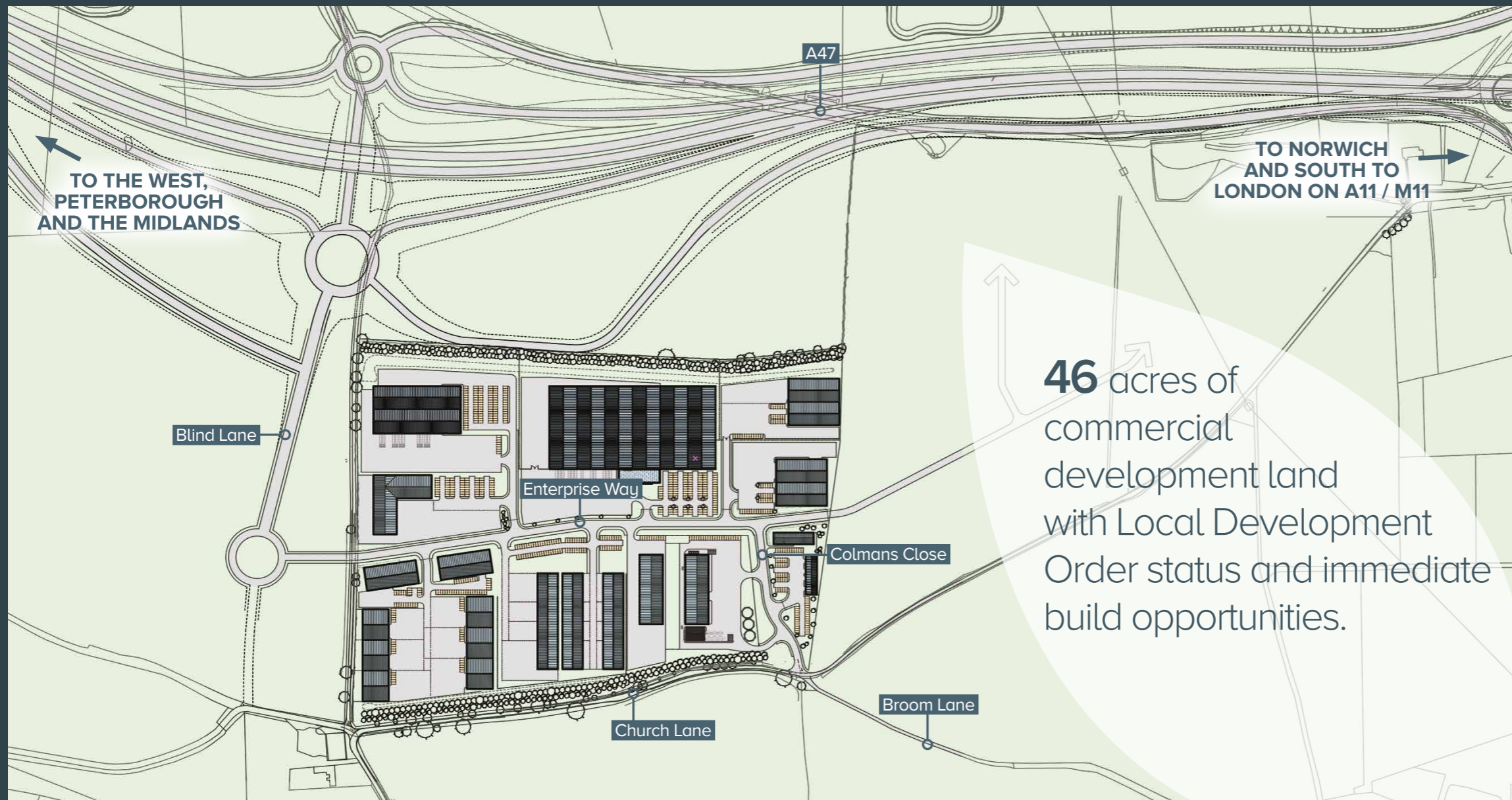




The Food Enterprise Park is a 100 acre development site within the Greater Norwich Food Enterprise Zone, the first 46 acres of which benefits from Local Development Order status to encourage and support food production, processing and agriculture through the co-location of commercial enterprises. Plots are available to buy or lease to accommodate facilities of 5,000 sq ft to 300,000 sq ft.

The Site

All infrastructure works are now in place for Phase One of the Food Enterprise Park. The first phase of the initial road entrance is complete with the spine road to be completed in 2020. Connection to the upgraded A47 being planned for 2023 with a new entrance vista. The internal services of surface water (with 3 acre infiltration lagoon) and foul drainage are in place, mains water and high speed broadband. UKPN 4MW electricity connection is completed, with plans to further increase power availability to 30MW being developed.



46 acres of commercial development land with Local Development Order status and immediate build opportunities.

In good company

With a large labour supply on the doorstep, the core objective of the FEP is to facilitate growth in the agri-food and agri-tech sectors, and to encourage and support food and drink processing and production.

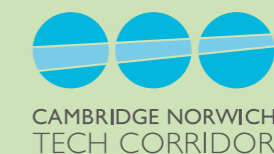
The proximity of the FEP to the Norwich Research Park (approximately 6 miles) will enable occupiers to collaborate with, and benefit from, the world class food and bioscience research and development being undertaken by the John Innes Centre, the Quadram Institute (formerly called the Institute for Food Research), the Sainsbury Laboratory, the University of East Anglia and the Norfolk & Norwich University Hospital. Easton College and Suffolk Rural is approximately one mile from the FEP.



Set in over 568 acres, the Norwich Research Park is a thriving community of over 150 businesses employing 12,000 people, 3,000 of which are scientists, researchers and clinicians. It is home to a number of internationally renowned research facilities leading the world in plant and microbial sciences, environmental science, food, diet and health.



The New Anglia Local Enterprise Partnership works with businesses, local authority partners and education institutions to drive growth and enterprise in Norfolk and Suffolk, by providing support, funding, skills and infrastructure to businesses looking to create jobs and grow. The site's Food Enterprise Zone status should help ensure applications are favourably considered. To find out more visit www.newanglia.co.uk or call 01603 510070.



'The Cambridge Norwich Tech Corridor will create over £500m of innovation-led growth, investment in infrastructure, housing and skills. Their partnership team represents various district and county councils and Local Enterprise Partnerships working together with a common purpose to let people know what an incredible part of the world we live and work in, and to stimulate and support investment and growth. To find out more visit www.techcorridor.co.uk or call 01603 274592 or 07766 886273.

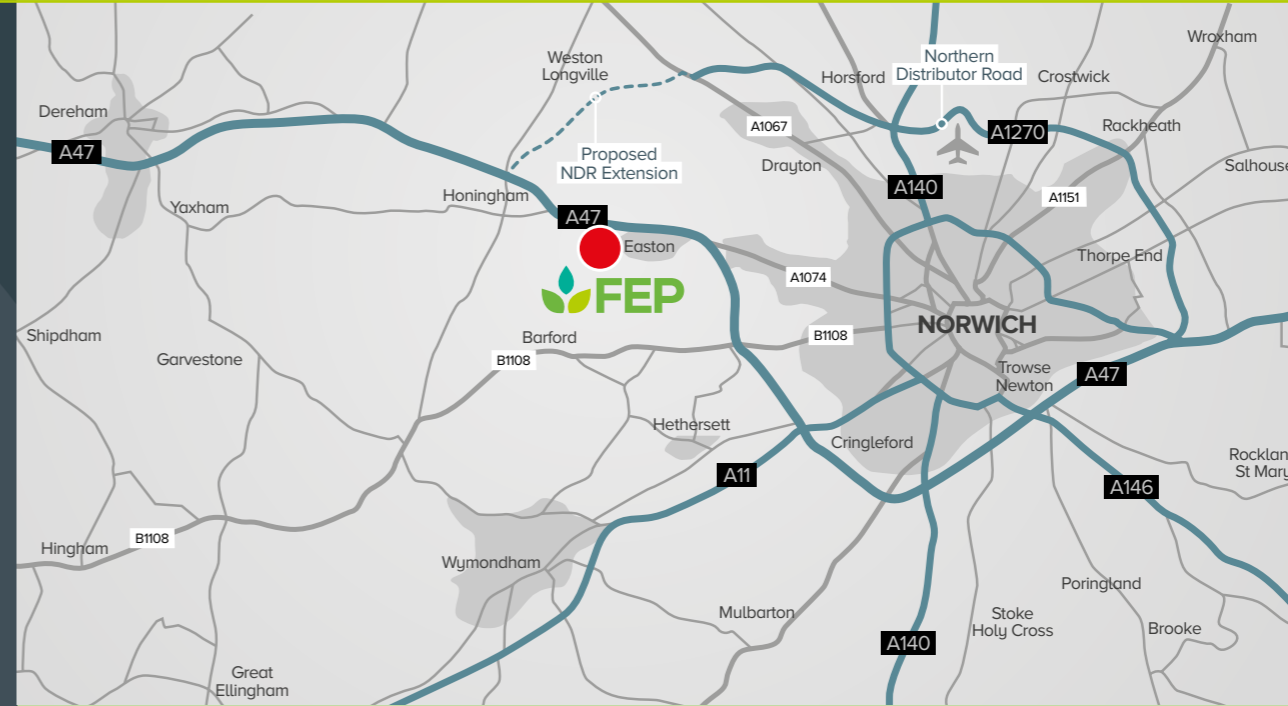


Location

Situated to the west of Norwich at Honingham, the FEP immediately adjoins the A47, one of the main transport routes in the region, linking Norwich to Kings Lynn and Peterborough to the west, and providing easy access to London and Cambridge via the duelled A11 and M11.

Road links will be further enhanced following the duelling of the A47 from Easton to North Tuddenham and creation of a direct roundabout access into the site in 2023.

The historic city of Norwich has an urban population of 213,000 (2011 Census) and offers an outstanding quality of life, with the stunning coastline, historic towns and Norfolk Broads all within easy reach.



Road

DESTINATION	MILES	TIME
Norwich City Centre	7	15m
Cambridge	64	1h 10m
Peterborough	69	1h 30m
London	118	2h 05m
Birmingham	160	2h 40m
Manchester	185	3h 50m

Ports

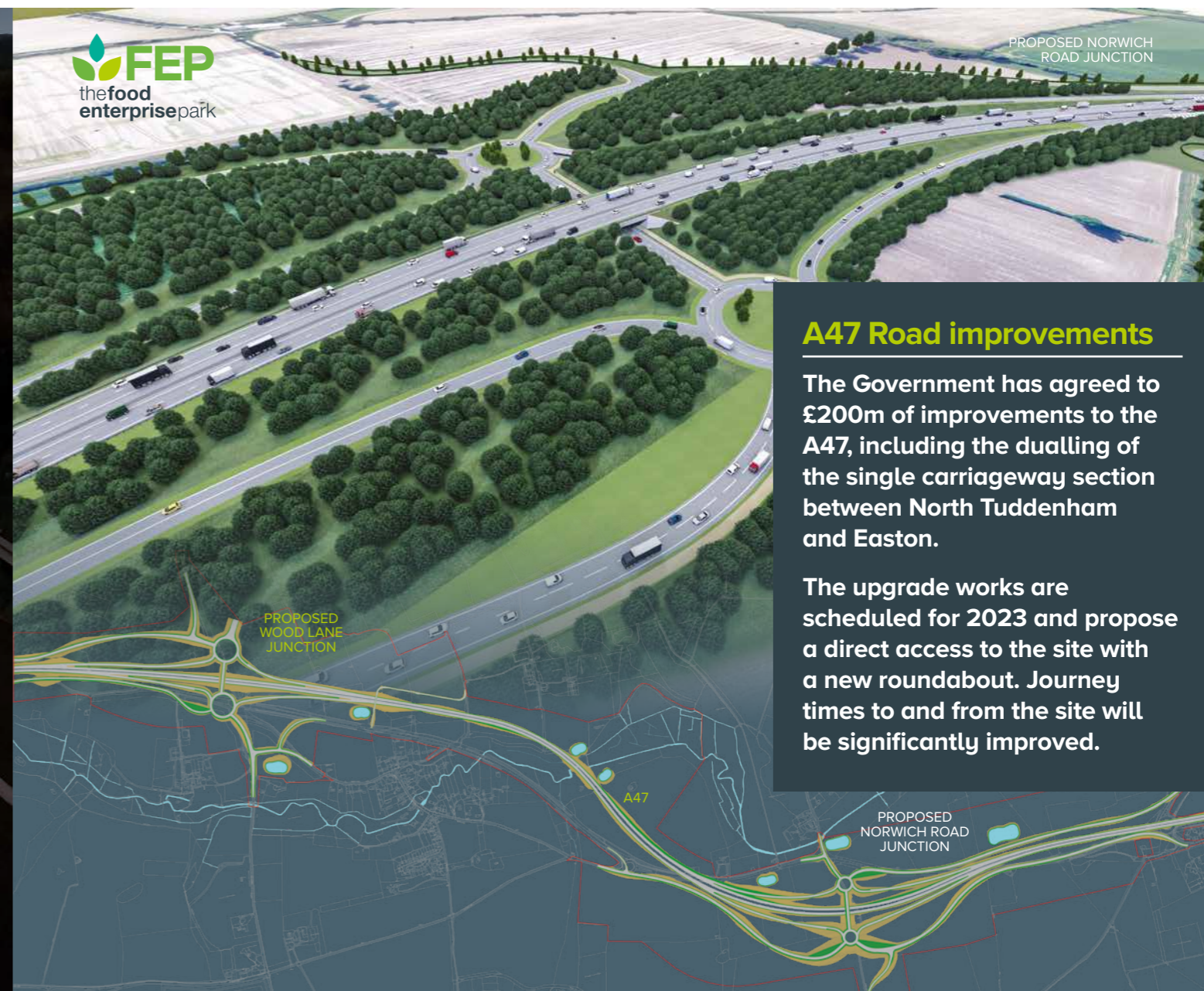
DESTINATION	MILES	TIME
Felixstowe	64	1h 20m
Hull	138	3h 10m
Southampton	203	3h 10m

Rail

DESTINATION	TIME
Cambridge	1h 19m
Peterborough	1h 27m
London Liverpool Street	1h 50m

Air

DESTINATION	MILES	TIME
Norwich Airport	7	16m
Stansted Airport	86	1h 25m
Heathrow Airport	131	2h 10m



A47 Road improvements

The Government has agreed to £200m of improvements to the A47, including the dualling of the single carriageway section between North Tuddenham and Easton.

The upgrade works are scheduled for 2023 and propose a direct access to the site with a new roundabout. Journey times to and from the site will be significantly improved.

Streamlined Planning

Food Enterprise Zones (FEZ) are a government initiative introduced by the Department for Food, Environment and Rural Affairs (DEFRA). The Greater Norwich FEZ was designated in 2015, and Local Development Order (LDO) put in place by Broadland District Council in 2017.

Purpose of Food Enterprise Zones:

- To allow qualifying users to make an immediate start on site, thereby removing planning uncertainty and speeding up the development process.
- Enhance rural development through the growth of food businesses in a particular location.

- Encourage greater collaboration between food and farming businesses, and encourage links to research and education institutions, to develop the domestic food and farming sector.
- Attract inward investment to the region.
- Allow Local Development Orders to be put in place which provides planning permission for specific classes of development and simplifies the planning process.

Any uses proposed will be closely and directly linked to food production and agriculture and the following are specifically listed in the LDO:

- Agri-tech businesses which make use of the local agri-science base.
- Processing of agricultural produce.
- Manufacture of food products.

- Storage and distribution of agricultural produce, products, equipment, machinery and supplies.
- Food technology companies.
- Manufacture of specialist food-related supplies (e.g., food packaging).
- Haulage services related to the above storage and distribution.

An element of other development which is ancillary, complementary and subsidiary to the above is also permitted.

To help with space calculations, the LDO suggests a maximum ratio of buildings to plot area of 40%. This would allow circa 17,500 sq. ft (1,625 sq m) of building per 1 acre of plot size.

Full copy of the Broadland District Council LDO can be accessed by a link on our website www.foodenterprisezone.co.uk



CONDIMENTUM LIMITED

A custom build mustard mill and mint processing facility for Condimentum Limited.

Partnering with East Anglian based growers to provide locally processed high-quality food ingredients.

Working in partnership with Unilever, English Mustard Growers and Norfolk Mint Growers.

This facility is part funded by the European Agricultural Fund for Rural Development.



Plots from 5,000 to 300,000 sq ft

Proposal

Serviced plots are available on freehold or leasehold terms to accommodate units of 5,000 sq ft to 300,000 sq ft. Pre-let agreements will be considered. Opportunity for significant, high-profile, flag-ship food hall. Please contact the selling agents to discuss your specific requirements.

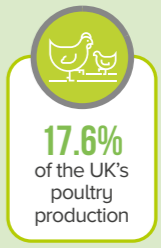


INDICATIVE LAYOUT

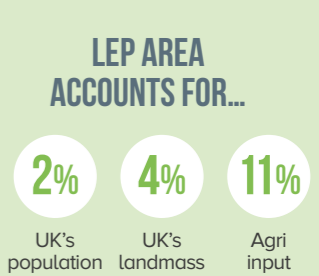
Norfolk & Suffolk Agri-food Demographics



making it a productive sector



Largest agri-food output of any LEP area at AT £3.5 BN



LEP AREA ACCOUNTS FOR...

2% UK's population, 4% UK's landmass, 11% Agri input

Source: New Anglia LEP



www.foodenterprise.com

For further information please contact:

James Alston

M: 07879 072982

E: james@foodenterprise.com

Clarke Willis MBE

M: 07785 324799

E: clarke@foodenterprise.com

Nick Dunn MRICS

M: 07977 121341

T: 01603 629871

E: nick.dunn@brown-co.com

W: www.brown-co.com

Honingham Thorpe, Colton, Norwich NR9 5BU



IMPORTANT NOTICES:

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in June 2020. carve-design.co.uk 14162/4