

Norwich Investable Opportunities – MORSE ROAD

Location/Site Name and Address

Broadway Enterprise Park, Morse Road, Norwich

Opportunity type/planning type and status including red line plan (if available)

Land allocated for employment use with outline planning consent adjacent to and with trunk road frontage onto the Broadland Northway (northern bypass of Norwich) accessed from the A140 Cromer Road.

Description (including status and associated infrastructure)

Site has existing access road constructed to a first phase comprising a council recycling centre, this provides access to the rest of the land which is owned by a County and City Council owned company.

Size (floorspace/land)

Land in our (Legislator 1657 Ltd) ownership is shown hatched blue on the plan on page 2 of this document.

Vision/potential outcomes (investment, jobs, homes)

Delivery of employment, light/general industrial, haulage uses.

Existing tenants/businesses

N/A

Sector focus (if any)

Industrial.

Is the offer market ready and has the site already been marketed?

Not marketed yet but it is market ready.

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How is the opportunity relevant to investors, corporate end-users, hotel groups, retailers or developers?

Likely freehold disposal and/or JV to deliver site.

Photo and/or map (including connectivity/transport connections)

Plan of site with ownership area hatched in blue

