

Norwich Investable Opportunities- THREE SCORE

Location/Site Name and Address

Saxoncote Avenue, Three Score, Bowthorpe, Norwich, NR5 9FJ

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

Residential development site with outline consent for 1000 homes. 321 have been delivered to date and we are looking for developers to take forward remaining phases.

Description (including status and associated infrastructure)

Outline consent granted for residential development – Norwich City Council ref. 12/00703/O in July 2013. Consent runs to July 2028.

The consent is not subject to CIL but is subject to a S106 agreement requiring 33% affordable housing however 217 affordable homes have already been delivered meaning only 17% required on the remaining phase on the basis of 1000 homes.

Size (floorspace/land)

31 hectares of which 21 hectares remains undeveloped.

Vision/potential outcomes (investment, jobs, homes)

Delivery of high-quality homes. We are currently looking to progress a design code to guide the rest of the development.

Existing tenants/businesses

None to date the Council's own housing development company have delivered the site, however we are looking to bring on another developer to enable delivery of the site within the current consent timescales. A link to Lion Homes (council wholly owned company) is below:

[Three Score | Lion Homes](#)

Sector focus (if any)

Residential

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

Not marketed yet but it is market ready.

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

Likely freehold disposal to a residential developer.

What investment is sought? What might be offered in return for investment? E.g. what might a joint venture look like?

Freehold disposal.

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

Aerial map of site with Development Land outlined in red, and Adjacent NCC Ownership outlined in blue:

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