



the**food**
enterprisepark

A47 | EASTON | NORWICH | NORFOLK | NR9 5DF

Facilitating supply
chain **excellence**

Plots available from 1 to 12 acres

46 acres of commercial development land with
planning available for food related businesses

Phase 1 plots ready for immediate development

www.foodenterprise park.com

Phase 1:
Start building today



**Powered
for success**

30MW grid power

30MW renewable solar*

*coming shortly

46 acres of commercial development land



The Food Enterprise Park is a 46 acre development site within the Greater Norwich Food Enterprise Zone, 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 from 1 to 12 acres.

Phase 1

All infrastructure is in place to support food related businesses, including a road network, surface, foul and mains water systems, high speed broadband and electricity to power the site.

Phase 1 offers 46 acres of commercial development land in plots to accommodate units of 5,000 sq ft to 200,000 sq ft, on freehold or leasehold terms, with planning and all infrastructure in place, building works can start immediately.

In good company

Occupiers who have already located to the FEP include:



CONDIMENTUM LIMITED

3 acre site retaining the iconic Colman's name in Norwich, with a state-of-the-art mint & mustard mill.



BROADLAND FOOD INNOVATION CENTRE

3 acre site providing a development of 13 food grade production units totalling 38,000 sq ft with innovation support.



FISCHER FARMS LIMITED

5 acre site revolutionising the future of farming with a large scale vertical farming / hydroponics facility.



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 a Local Development Order (LDO) put in place by Broadland District Council in 2017.

Food Enterprise Zones:

- 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.

Parties already attracted to the FEP

Condimentum



Fischer Farms
the future of farming



BROADLAND
FOOD INNOVATION
CENTRE

Flowervision
Norwich

Korutek
Engineering



- Allow Local Development Orders to be put in place which provides planning permission for specific classes of development and speeds up the planning process, allowing qualifying users to make an immediate start on site.

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.foodenterprise park.co.uk



Location

Situated to the west of Norwich at Honingham, near Easton, the FEP immediately adjoins the A47, one of the main transport routes in the region linking Norwich to King's Lynn and Peterborough to the west, and provides easy access to London and Cambridge via the recently dualled A11 and M11.

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.

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 2024/25 and propose a direct access to the site with a new roundabout. Journey times to and from the site will be significantly improved.

Road

| DESTINATION | MILES | TIME |
|-----------------------|-------|--------|
| Norwich Research Park | 5 | 8m |
| Norwich City Centre | 7 | 15m |
| King's Lynn | 38 | 50m |
| 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 |
| Liverpool | 256 | 4h 20m |

Rail

| DESTINATION | TIME |
|-------------------------|--------|
| Cambridge | 1h 19m |
| Chelmsford | 1h 21m |
| 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 |
| East Midlands Airport | 130 | 2h 40m |



the food
enterprise park

www.foodenterprisepark.com

For further information please contact:

James Alston

M: 07879 072982

E: james@foodenterprisepark.co.uk

Clarke Willis MBE

M: 07785 324799

E: clarke@foodenterprisepark.co.uk

Nick Dunn MRICS

M: 07977 121341

T: 01603 629871

E: nick.dunn@brown-co.com



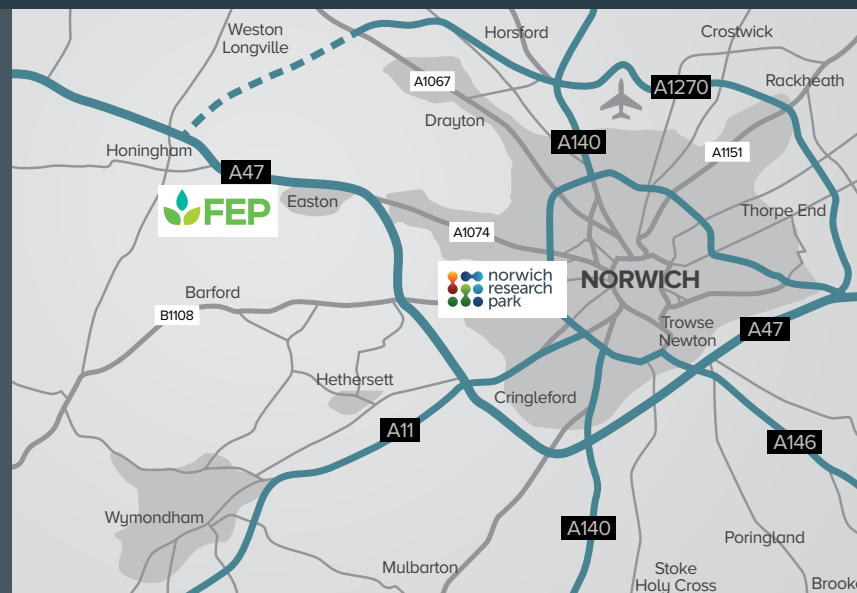
www.brown-co.com

Norwich Research Park

The Food Enterprise Park is just a few miles from the Norwich Research Park – an unparalleled cluster of world-class research organisations working in life sciences.

Norwich Research Park leads the world in plant and microbial sciences and in interdisciplinary environmental science through the internationally-renowned research at the John Innes Centre, The Sainsbury Laboratory, Quadram Institute, Earlham Institute and the University of East Anglia.

This unique concentration of expertise, means there are few places which are so well-equipped for the major challenges of the 21st Century.



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 of 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 Oct 2024. carve-design.co.uk 16657/12