

DEVELOPMENT / INVESTMENT OPPORTUNITY

72-78 ST STEPHENS TERRACE, ST STEPHENS ROAD, NORWICH, NORFOLK, NR1 3RE



UNCONDITIONAL OFFERS INVITED FOR THE FREEHOLD

- **GRADE II LISTED BUILDING ON EDGE OF CITY CENTRE**
- **32 BEDSITS AS A HOUSE OF MULTIPLE OCCUPANCY**
- **WALKING DISTANCE TO CITY CENTRE**
- **CURRENTLY PRODUCING AN INCOME OF APPROX. £120,000 PA (POTENTIAL FOR IMPROVEMENT)**
- **LAPSED PLANNING FOR CONVERSION TO 9 APARTMENTS**
- **APPROXIMATELY 0.12 ha (0.3 ac)**

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.

Compiled: November 2018

LOCATION

The site is located on St Stephens Road with an approximate frontage of 30 metres. St Stephens Road links the A11 and A140 Ipswich Road with the city centre and lies a short distance from the Intu Chapelfield shopping centre and the city centre retail hub.

The site lies approximately 600m from Norwich bus station and 1.6 kilometres from Norwich train station which runs regular services to London and Cambridge.

Directly north of the site is the old Grade II Listed hospital building St Stephens Pavilion and the property directly to the south of St Stephens Terrace is still in use as an NHS facility which fronts Grove Road.

DESCRIPTION

Attractive 19th century terraced building, former nurses quarters, converted into 32 bedsits as HMO. Traditional brick construction, feature sash windows and chimneys.

The site is rectangular in shape and benefits parking for up to 6 vehicles to the rear.

The terrace extends further to the north where the remaining properties have all been renovated as individual residential units.

Access by vehicle or foot is accessed over title NK264765 which is owned by The Norfolk & Norwich University Hospital NHS Service Trust. The area of land which the site has a right to use is outside the red line, hatched in blue on the plan below. The Trust continues to use this area for access and parking to their building to the south east.

ACCOMMODATION

With the property fully occupied, we have not been able to measure internally. We have taken the floor measurements from the areas stated on the EPC certificates, for this reason measurements should be considered approximate. Approx. Area 8,428 SqFt (783 Sqm).

PLANNING

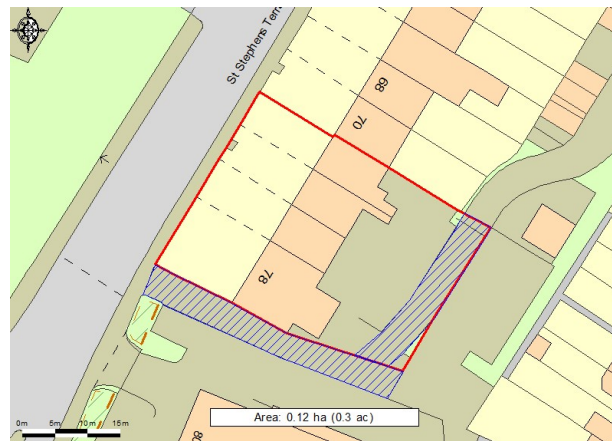
A planning application was submitted under Norwich City Council planning portal in 2004 (Ref. 04/01050/F) for conversion into 9 apartments. This permission was part of a wider permission for the conversion of the remainder of St Stephens Terrace into 9 terraced houses. Floor areas for the apartment scheme are approx. 7,800 SqFt (725 Sqm).

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The extent of the site is circa 0.12 ha (0.3 ac)

SERVICES

We understand that all main services are available for connection.

Interested parties should ensure the adequacy and availability of these services for connection.

EPC

The energy performance rating is D.

TENURE

We are inviting unconditional offers for the freehold.

VAT

This property is not elected for VAT.

LEGAL COSTS

All parties to be responsible for their own legal costs.

VIEWING

Accompanied viewings internally by prior appointment with the selling agents, Savills.

CONTACT

For further information please contact Savills:

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