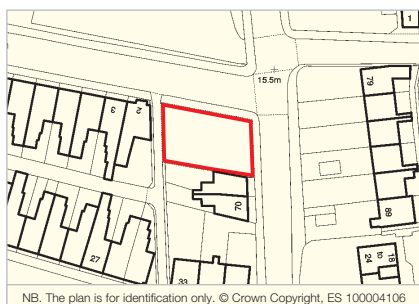


Norwich

64 & 66 Rosary Road,
Norfolk
NR1 1TQ

- **A Long Leasehold Corner Building**
- Occupying a Site extending to 0.03 Hectares (0.075 Acres)
- Planning Permission for Redevelopment to provide 4 x Two Bedroom Flats and 2 x One Bedroom Flats
- Redevelopment Works have Commenced

Vacant Possession



Seller's Solicitor

Messrs Dixon Philips Solicitors (Ref: PD).
Tel: 01223 352007.
Email: paul@dixon-philips.co.uk

VACANT – Long Leasehold Building with Planning Permission



Tenure

Long Leasehold. The property is held on a long lease for a term of 999 years from 25th March 1890 (thus having approximately 875 years unexpired) at a ground rent of £5.20 per annum.

Location

The property is located on the west side of Rosary Road close to its junction with St Matthews Road. Local shops and amenities are available along Thorpe Road (A1242). Chapelfield Shopping Centre, within Norwich city centre, provides a wide range of shopping facilities. Norwich Rail Station is approximately a 5 minute walk from the property and the A1242 provides access to the A1042 and in turn the A47 and A11.

Description

The property comprises a corner building arranged over ground and first floors beneath a part complete roof. The property benefits from planning permission for redevelopment of existing to provide 4 x two bedroom flats and 2 x one bedroom flats. Redevelopment works have commenced.

Accommodation

A corner building in 'Shell' condition occupying a site extending to approximately 0.03 hectares (0.075 acres).

Planning

Local Planning Authority: Norwich City Council.
Tel: 0344 980 3333.

Planning permission (Ref: 07/01043/D) was granted on 5th September 2007 for 'redevelopment to create 4 x two bedroom flats and 2 x one bedroom flats with associated bin/cycle storage and external amenities'.

Copy plans and planning permission are available from the Auctioneer's office upon request (Ref: ZB).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.