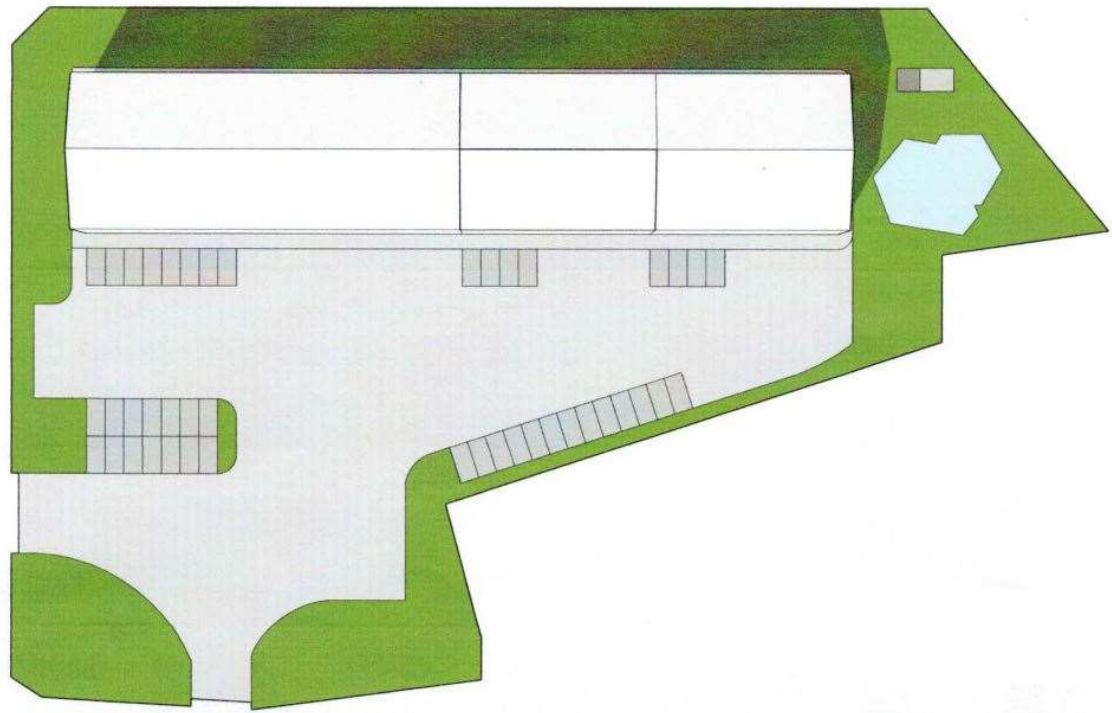


Site Plan



Draft Proposal



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Indicative Only

**Development Land for Light Industrial Units for Advanced Engineering and Technology-Based Business**  
**0.8 hc (1.98 ac)**

Development Land

For Sale

SITUATED WITHIN THE CAMBRIDGE NORWICH TECH CORRIDOR

ADJACENT TO TURING PARK, A MODERN INDUSTRIAL PARK

HETHEL ENGINEERING CENTRE CLOSE BY

ACCESS TO SITE VIA DROPPED KERB ONTO POTASH LANE

ALTERNATIVE POTENTIAL ACCESS VIA USE OF EXISTING TURING PARK GATEWAY

VENDOR TO CLEAR SITE PRIOR TO SALE IN PREPARATION FOR DEVELOPMENT

SERVICES AVAILABLE

OPPORTUNITY FOR DEVELOPERS AND OCCUPIERS

**Land Off Potash Lane, Hethel, Norwich, Norfolk NR14 8QR**

Hethel is a village approximately 9.5 miles southwest of Norwich city centre and 3.5 miles southeast of Wymondham. Potash Lane runs north from the B1135 Wymondham Road and the site is situated to the eastern side with Lotus Cars' HQ further along Potash Lane.

The site is located 2.5 miles from the A11 Browick interchange with Hethel Engineering Centre close by to the south at the junction of Potash Lane and Wymondham Road.

The site is situated within the Cambridge Norwich Tech Corridor, a thriving hub of innovation, connecting two globally renowned cities and spanning 100km through Cambridgeshire, Suffolk, and Norfolk. The region brings together world-class expertise, dynamic business clusters, and cutting-edge research to tackle some of humanity's greatest challenges, including climate change, food security, and healthcare.





Land Off Potash Lane, Hethel, Norwich, Norfolk NR14 8QR

Description

The site has access from Potash Lane and is located adjacent to a modern industrial estate, Turing Park and lies to the north of Hethel Engineering Centre. The site has been identified as a development site with the potential to create up to around 2,000 sq m of light industrial space associated with or ancillary to advanced engineering and technology-based business.

The site also benefits from having its own existing dropped kerb straight onto Potash Lane, with ample visibility in both directions, thus not creating any issues with the existing Turing Park entrance.

UKPN 11 KV on site. The Vendor also offering the option of a metered 3-phase 100A connection to the purchaser via his own neighbouring site to avoid UKPN connection fees.

Planning

This Land to the South of the former Hethel Industrial Estate buildings is allocated in the Greater Norwich Local Plan (GNLP) Site Reference: GNLP2109 as being suitable for employment use associated with, or ancillary to, advanced engineering and technology-based business.

Accommodation

Site area of 0.8 ha (1.98 ac).

Terms

The freehold interest is available. Price available upon request.

Legal Costs

Each party to bear their own costs.

VAT

VAT is not payable on the freehold interest.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr/120

Arnolds | Keys

Trusted Property Experts



Western Boundary



Access From Potash Lane



Potash Lane towards Lotus Factory