

FOR SALE BY INVITED OFFER

For and on behalf of The Police and Crime Commissioner for Norfolk



Offers to be received by 12.00pm on Friday 23rd April 2021

FORMER TUCKSWOOD POLICE STATION

GUIDE PRICE £330,000 + VAT

Former Tuckswood Police Station,
Hall Road/Abbot Road,
Norwich, NR1 2RZ

Ben Critchfield

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E jonathon.green@nps.co.uk



- Full Planning Permission for 3 dwellings
- Site size of 0.20 acres (approx.)
- Situated approximately 2 miles from Norwich City Centre and Norwich Train Station

Introduction

A former police station and police house located in the Norwich neighbourhood of Tuckswood which is being sold with the benefit of Planning Permission for a 3-dwelling development.

Location

The property is situated on an access road into the centre of Norwich, approximately 2 miles from the city centre. The immediate area provides a range of amenities and services including a doctor's surgery, retail stores, supermarkets, schools and sports facilities.

Furthermore, a greater range of services are available in Norwich City Centre, including cinemas, a post office and shopping centres. Further to this, the site is located approximately 17 miles from the scenic Norfolk Broads and 20 miles inland from the Norfolk Coast. The Tuckswood area is served well by road, with good access to the A47, A11 and A140. In addition, Norwich has a train station with direct services to Cambridge, Peterborough and London.

Description

The property comprises the former Tuckswood police station as well as the former Tuckswood police box. These are situated on an overall site measuring approximately 0.20 acres. The police station comprises a 1950's two-storey brick construction with a pitched tile roof, whereas the police box is single-storey in scale.

Services

The building is connected to all mains services, including gas, electricity, water and drainage. Interested parties should, however, make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

Rights of way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Local Authority & Planning

The Local Authority for this area of Norfolk is Norwich City Council. Planning Permission was granted on the site on 25 July 2019 whereby Full Planning Permission was approved for redevelopment of the site into 3 dwellings. This permission entails conversion of the existing buildings into 2no.dwellings, as well as construction of a third new build dwelling. The Planning Reference Number for this permission is **19/01044/F**.

Directions

The site is located on the intersect of Hall Road and Abbot Road, Norwich. The postcode is: NR1 2RZ.

Aerial Image



Police Station



Police Box



Indicative Site Plan (As approved under PP 19/01044/F)



Viewing

Due to the ongoing situation with Covid-19, all viewings will be on an appointment only basis at a specific time slot. We are also limiting all viewing party sizes to a maximum of three persons. Please contact the agents to make an appointment.

The viewing dates and times for this property are set out in the table below:

Date	Time
Friday 12 th March	09:30-11:00
Tuesday 30 th March	12:00-13:30
Monday 12 th April	15:00-16:30

Health and safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering on to the site.

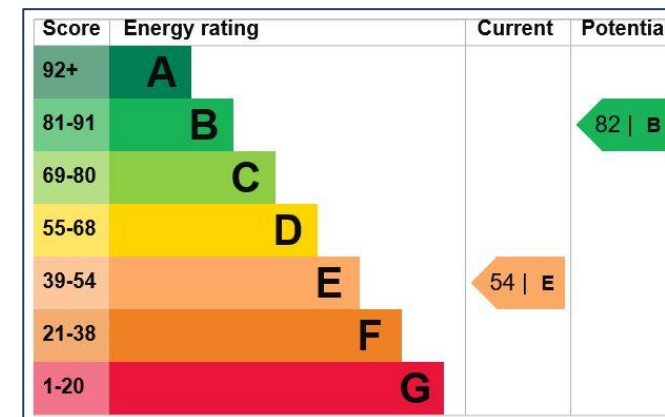
Measurements

All measurements are approximate. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

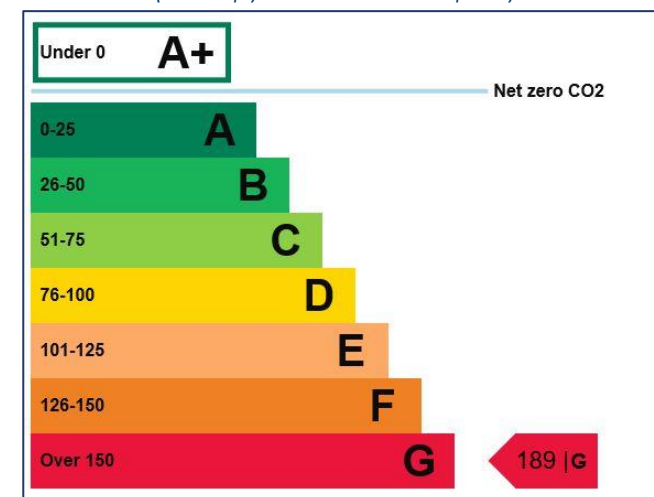
Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. It is not to scale and its accuracy cannot be guaranteed.

EPC

Police Station/House (full copy available on request)



Beat Base (full copy available on request)



Method of sale

This property is offered for sale by invited offer. In addition to the Terms of Sale detailed on the offer form, please note the following:

- Intending purchasers should complete the attached offer form by the closing date of **12.00pm Friday 23rd April 2021**.
- Intending purchasers are advised to seek appropriate professional advice prior to submitting an offer
- The vendor does not bind itself to accept either the highest or any offer received

Agents Notes

Please note the vendor (Police and Crime Commissioner for Norfolk) has elected to add VAT to the property and therefore any offer made is subject to VAT.

Important notices

NPS Group for itself and for the vendors of this property hereby gives notice that:-

1. These particulars are intended to give a general outline only, for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or a contract.
2. All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars.
3. Neither NPS Group nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.
4. No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property.
5. We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.
6. NPS Group is obliged under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

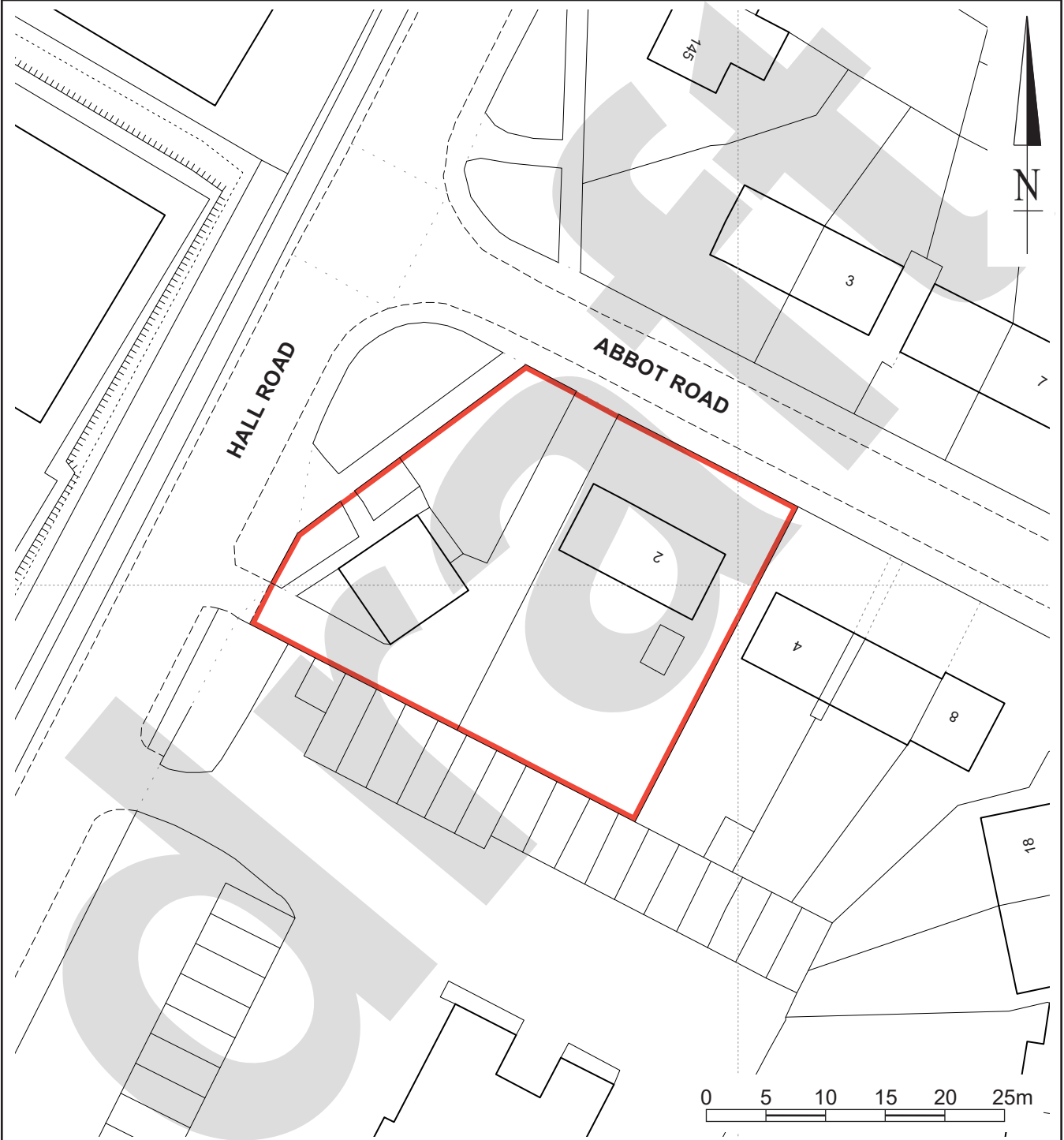
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

The property is sold with all faults and defects whether of condition or otherwise and the vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

These particulars were prepared in February 2021.



This map is taken from Ordnance Survey digital data. National grid reference: TG. 2297 0660

NORWICH - Hall Road
Former Tuckwood Police Station

NPS Property Consultants Ltd,
Nautilus House, 10 Central Avenue,
St Andrews Business Park,
Norwich, NR7 0HR.

Scale 1:500 at A4

Date DECEMBER 2020

Plan No. **NPA-0013**

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PROPERTY OFFER FORM

TUCKSWOOD POLICE STATION, NORWICH

SUBJECT TO CONTRACT

Please detach and return this offer form in a sealed and clearly marked envelope (as detailed over leaf) to ensure that your offer is considered.

Offer details

I/We: (name)

Of:
(address and postcode)

Telephone:

Home:

Mobile:

Email:

Offer the sum of £.....
+ VAT:
(in figures and words - Pounds Sterling)

There are conditions attached to this offer: (write 'yes' or 'no')

If your offer is conditional, please summarise the conditions:

The purchase is dependent on funding, either through a loan or the sale of other property/assets: (write 'yes' or 'no')

Signed:

Date:

Solicitors name and address:

Telephone:

Email:

I/We confirm that they are instructed to act for me/us: (write 'yes' or 'no')

Terms of sale

- 1 All offers should be submitted in sealed envelopes, marked as follows:
PRIVATE AND CONFIDENTIAL
OFFER FOR: TUCKSWOOD POLICE STATION, NORWICH
NOT TO BE OPENED UNTIL: 12:00pm FRIDAY 23RD MARCH 2021
FAO: JONATHON GREEN, NPS GROUP, 280 FIFERS LANE, NORWICH, NR6 6EQ
Envelopes that are marked in any other way may not be considered.
- 2 **Offers are to be received by 12.00pm Friday 23rd April 2021.**
- 3 Offers to be made for the property as described in the particulars.
- 4 Offers to be made subject to contract only.
- 5 ****The Vendor has opted to tax the property and therefore any offer is subject to VAT. Please note, NPS cannot offer/give any advice on VAT and therefore parties are advised to seek their own professional advice on this prior to making any offer.**
- 6 The vendor does not bind itself to accept either the highest or any offer received.
- 7 Acceptance of an offer does not form a legally binding contract between the parties.
- 8 Offers are to be for a fixed figure in pounds sterling and should be given in figures and words. They must not be expressed in a conditional form relating to other offers received, i.e. "my offer is 10% higher than the highest offer received".
- 9 Contracts to be exchanged within 20 working days of receipt of draft documentation by the purchaser's solicitors with completion by arrangement. A 10% deposit will be payable on exchange of contracts.
- 10 You should indicate your financial position in terms of funding arrangements and whether it is dependant upon a related sale.
- 11 The name, address, telephone and email of your solicitors to be provided with confirmation that they are instructed to act for you.