



Indicative Red/Green Line - Not to Scale

# FOR SALE/TO LET

## UP TO 1.63 ACRES OF EV LED ROADSIDE DEVELOPMENT

Harford Park and Ride  
Ipswich Road  
Norwich  
NR4 6DY

### Carter Jonas

LOCATION

The property is located within the Harford Park & Ride site, to the north-west of the A47 / Ipswich Road junction. Vehicular access is available directly from the junction.

The A47 experiences approximately 56,147 vehicle movements per day, with Ipswich Road carrying around 22,517.

The A47 is a major trunk road providing an east-west connection between Leicester and Great Yarmouth. The A140 carries traffic between Ipswich and Cromer via Norwich.

DESCRIPTION

The site is broadly rectangular in shape and extends to approximately 0.85 acres. It currently forms part of the car parking area associated with the Harford Park & Ride facility.

The area outlined in Green is also possibly available and proposals will be considered.

ACCOMMODATION

	Acres	Hectares
Red	0.85	0.34
Green	0.78	0.31
Total	1.63	0.65

Site area subject to survey.

COVENANTS

The property will be sold/leased subject to, and with the benefit of, all existing rights, covenants, agreements and declarations affecting the property.

There is currently a restrictive covenant affecting the site. Negotiations with the covenant holder are ongoing, and completion of the acquisition will be conditional upon the settlement with the covenant holder.

SERVICES

A budget estimate for power has been completed, the findings of this are available on request.

Interested parties will need to make their own investigations for other services.

THE OPPORTUNITY

The property is offered for Lease or Long Leasehold (125 years) on a subject to planning basis.

All proposals relating to roadside development are welcomed. However, preference is weighted towards a Ultra Rapid EV Charging scheme with ancillary uses,

VAT

We understand that VAT is payable.

ANTI MONEY LAUNDERING

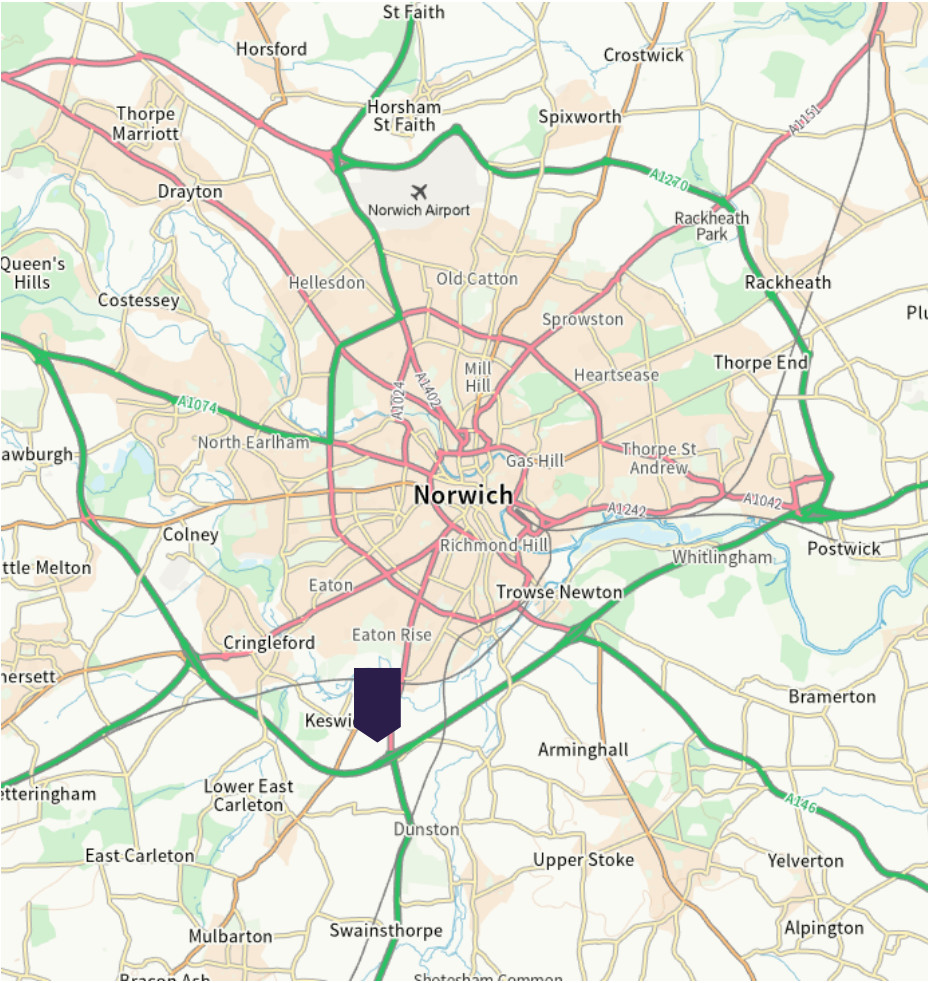
Anti-Money Laundering Regulations require Carter Jonas to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

TENURE

Leasehold offers preferred but vendor will consider Freehold offers.

VIEWING

The site can be viewed from the road at any time, **although those who access the site do so entirely at their own risk.**



IMPORTANT INFORMATION These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. November 2025

## Method of Tender

Parties are invited to offer on either a Ground Lease basis or Freehold. If able to please provide terms for both options.

Subject to planning offers are sought via informal tender for the Ground Lease or Freehold by noon on Friday, 16th January 2026.

Please note that the Vendor is not obliged to accept the highest or any offer.

So that we are able to appraise all offers on a like-for-like basis accurately, please provide the following information in support of your bid:

- Basis on which your offer is made;
- Level of offer (rent, premium, etc.);
- Proposed scheme;
- Details of any further information required, or investigations to be carried out prior to exchange, including anticipated timescales for such works;
- Details of any conditions attached to your proposal, along with the requirements to satisfy them;
- Anticipated timescales for achieving planning permission (if applicable);
- Details of how you propose to fund the purchase, along with confirmation that your bid has received board (or equivalent) approval. If not, please set out the approval process and anticipated timescales;
- Confirmation that you are happy to cover the Vendor's reasonable agent's and professional fees, payable on exchange of contracts;
- Anticipated timeframes for exchange and completion of contracts;
- Your proposed exchange deposit;
- Any other information that you feel should be taken into consideration in the assessment of your bid. For example, recent experience of delivering schemes of this nature in the vicinity.
- Provide proof of funds.

Submit tenders to:

[Samuel.Turner@carterjonas.co.uk](mailto:Samuel.Turner@carterjonas.co.uk) & [Oliver.Sigurdsson@carterjonas.co.uk](mailto:Oliver.Sigurdsson@carterjonas.co.uk)



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