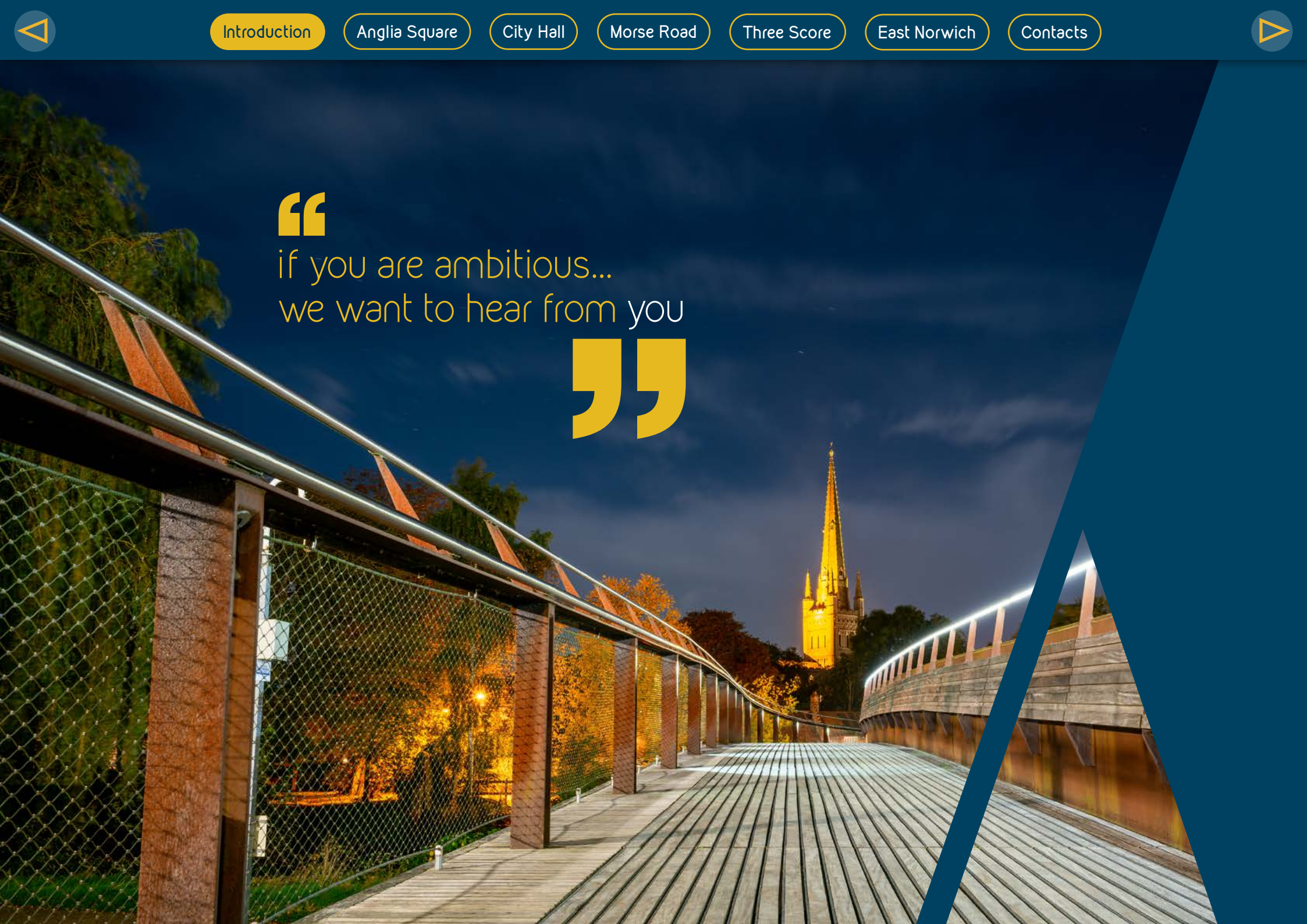


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Norwich
it's mustard

“
if you are ambitious...
we want to hear from you
”



Intro from Councillor Carli Harper, cabinet member for major projects

Norwich is fast becoming known as one of England's hottest investment opportunities.

It's not surprising with its village vibes, dynamic young population and hundreds of acres of outstanding opportunities, Norwich is ripe for investors who share our ambition to accelerate inclusive and sustainable growth – it's what we call real regeneration.

We're an ambitious council determined to make things happen and attract investment.

After decades of frustration, we have finally grasped the nettle and brought Anglia Square into public ownership with our partners Homes England.

This has sent a message to the market that we're open for business and moving fast to deliver hundreds of affordable homes and jobs for local people.

And to see what our city has to offer, please read on and find out about five fabulous sites where we are looking for partners to help us on our journey to build over 45,000 homes and create 33,000 jobs in the Greater Norwich area by 2038.

So, if you're ambitious, and want to help us make Norwich not only one of England's finest but fairest cities, we want to hear from you.



Anglia Square – a story of renewal

Recently brought back into public ownership, Anglia Square is a viable opportunity for developers who can help us transform a former rundown shopping centre into a beacon of modern, low carbon living, and deliver 1,100 new homes, and an eclectic mix of retail, office, and leisure spaces.

Thanks to funding from Homes England, the development offers a golden opportunity for right investment partners to become part of a national success story and a development which will become a shining example of how public-private partnerships can tackle engrained poverty in the heart of one of England's most historical cities.

Stats and facts

Potential number of homes: Mixed use development of up to 1,100 and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub

Potential number of jobs: 474 (from previous application details)

Land size: 4.5 hectares

Planning permission: Yes.



City Hall – an historic economic opportunity

We want to re-imagine this iconic landmark in the beating heart of our historical city into a more modern, accessible building for our workforce, visitors, and residents while delivering Grade A commercial office accommodation.

Reimagining City Hall will create outstanding opportunities for ambitious investors who want to help us preserve this much cherished building while potentially injecting over £100mil into the Norwich's economy.

And while we will not compromise on the building's Grade II* listed status there is a significant opportunity at the rear of City Hall to build an extension for additional office space or a boutique hotel.

Stats and facts

Land size: 10,000m² total floor area – minimum 2,517m² lettable office space. A new wing to City Hall would provide between 2557 – 5437m² additional floor space.

Planning permission: Not yet submitted currently at RIBA Stage 2.



Morse Road – the possibilities are sky-high!

Located to the north of Norwich adjacent to the junction of the northern bypass (A1270) and the A140 Cromer Road, this seven-hectare (17 acre) site is jointly owned by Norwich City Council and Norfolk County Council.

The land is allocated for employment use with outline planning consent and is ideal for light industrial, haulage development with excellent links to the trunk road network.

Stats and facts

Potential number of homes: N/A employment led development

Potential number of jobs:

Land size: 7 hectares

Planning permission: Granted for employment use



Three Score

This 32-hectare site is located on the western edge of Norwich and already has outline planning consent for residential development to build 1,000 homes. Already 321 have been built at Three Score, including a care home, however, we are now seeking developers to build the remaining homes.

The site is oven ready for development with existing outline planning consent that was awarded prior to requirements for Community Infrastructure Levy.

Stats and facts

Potential number of homes: 680 remaining

Potential number of jobs: N/A residential led

Land size: 21 hectares remain undeveloped

Planning permission: outline planning consent



East Norwich – Norfolk's new Venice

With around 50 hectares, East Norwich is the largest brownfield site in the East of England.

Located at the eastern edge of the city centre, close to Norwich Rail Station and anchored near the beautiful Broads, this site offers a unique opportunity to developers who share our ambition to make East Norwich one of the most liveable and sustainable urban neighbourhoods in Europe.

The ambition is to regenerate the area and deliver over 3,500 homes and 4,000 jobs which would accelerate economic growth and prosperity for ordinary people in Norwich and the region.

Stats and facts

Potential number of homes: 3633

Potential number of jobs: 4100

Land size: 50 hectares

Planning permission: Masterplan developed and being evolved





NORWICH
City Council

For more details

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