



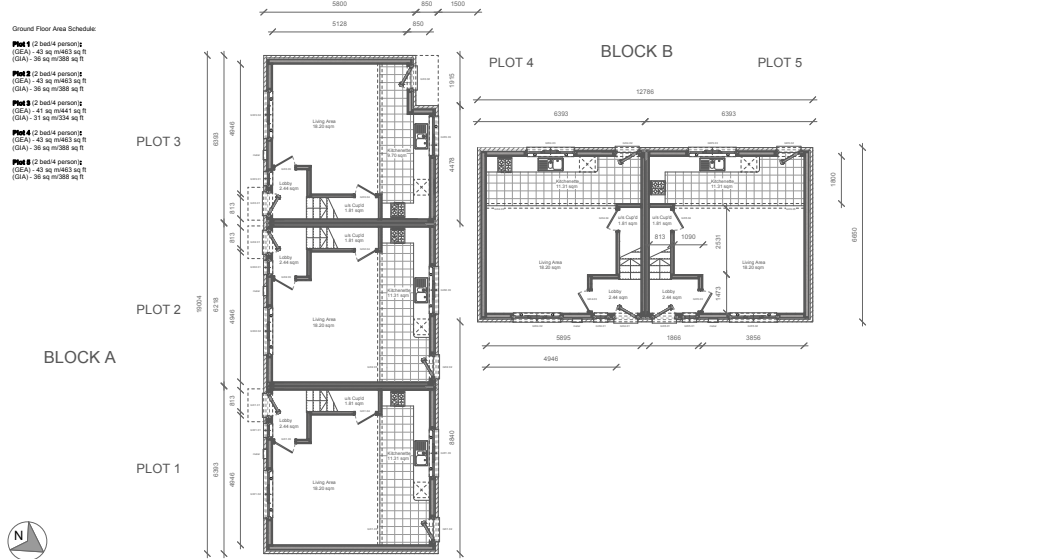
113-119 Ber Street  
Norwich, Norfolk, NR1 3EY

**BROWN & CO**

PROPOSED GF FLOOR PLANS  
Scale: 1/100

Ground Floor Area Schedule:

- Plot 1** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 2** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 3** (2 bed/4 persons) (GFA) - 41 sq m/441 sq ft (GIA) - 31 sq m/334 sq ft
- Plot 4** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 5** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft

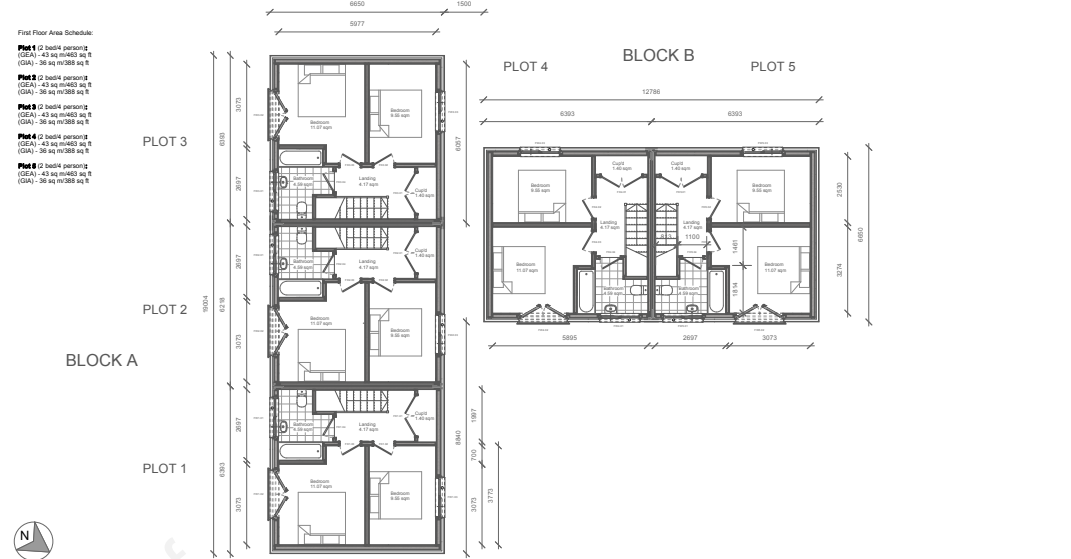


<b>Client</b>	Mr M Tagg	<b>Scale</b>	1:100 @ A3	<b>Status</b>	PLANNING	<p>NO GUARANTEE AS TO BE SEALS FROM THE DRAWING. THE CONTRACTOR, MANUFACTURER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUALITY OF WORKMANSHIP. THE DRAWING IS THE PROPERTY OF ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP.</p>		<p>architecture design planning 73 Yarmouth Road Thorpe St Andrew Norwich NR7 0AA archpartnership@gmail.com T: 07419 750098</p>
<b>Project</b>	113 - 119 Ber Street, Norwich NR1 3EY	<b>Date</b>	Nov 2018	<b>Drawn By</b>	DJ			
<b>Drawing</b>	Proposed GF Floor Plans	<b>Project N°</b>	018/15	<b>Drawing N°</b>	0100			

PROPOSED FF FLOOR PLANS  
Scale: 1/100

First Floor Area Schedule:

- Plot 1** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 2** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 3** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 4** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft
- Plot 5** (2 bed/4 persons) (GFA) - 43 sq m/463 sq ft (GIA) - 36 sq m/388 sq ft



<b>Client</b>	Mr M Tagg	<b>Scale</b>	1:100 @ A3	<b>Status</b>	PLANNING	<p>NO GUARANTEE AS TO BE SEALS FROM THE DRAWING. THE CONTRACTOR, MANUFACTURER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUALITY OF WORKMANSHIP. THE DRAWING IS THE PROPERTY OF ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP.</p>		<p>architecture design planning 73 Yarmouth Road Thorpe St Andrew Norwich NR7 0AA archpartnership@gmail.com T: 07419 750098</p>
<b>Project</b>	113 - 119 Ber Street, Norwich NR1 3EY	<b>Date</b>	Nov 2018	<b>Drawn By</b>	DJ			
<b>Drawing</b>	Proposed FF Floor Plans	<b>Project N°</b>	018/15	<b>Drawing N°</b>	0101			

PROPOSED BLOCK A ELEVATIONS  
Scale: 1:100



<b>Client</b>	Mr M Tagg	<b>Scale</b>	1:100 @ A3	<b>Status</b>	PLANNING	<p>NO GUARANTEE AS TO BE SEALS FROM THE DRAWING. THE CONTRACTOR, MANUFACTURER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUALITY OF WORKMANSHIP. THE DRAWING IS THE PROPERTY OF ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP.</p>		<p>architecture design planning 73 Yarmouth Road Thorpe St Andrew Norwich NR7 0AA archpartnership@gmail.com T: 07419 750098</p>
<b>Project</b>	113 - 119 Ber Street, Norwich NR1 3EY	<b>Date</b>	Nov 2018	<b>Drawn By</b>	DJ			
<b>Drawing</b>	Proposed Block A Elevations	<b>Project N°</b>	018/15	<b>Drawing N°</b>	0170			

PROPOSED BLOCK B ELEVATIONS  
Scale: 1:100



<b>Client</b>	Mr M Tagg	<b>Scale</b>	1:100 @ A3	<b>Status</b>	PLANNING	<p>NO GUARANTEE AS TO BE SEALS FROM THE DRAWING. THE CONTRACTOR, MANUFACTURER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUALITY OF WORKMANSHIP. THE DRAWING IS THE PROPERTY OF ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY ARCHITECTURE DESIGN PARTNERSHIP.</p>		<p>architecture design planning 73 Yarmouth Road Thorpe St Andrew Norwich NR7 0AA archpartnership@gmail.com T: 07419 750098</p>
<b>Project</b>	113 - 119 Ber Street, Norwich NR1 3EY	<b>Date</b>	Nov 2018	<b>Drawn By</b>	DJ			
<b>Drawing</b>	Proposed Block B Elevations	<b>Project N°</b>	018/15	<b>Drawing N°</b>	0171			

## 113-119 Ber Street, Norwich, Norfolk, NR1 3EY

No. 113-119 Ber Street comprises a super development opportunity, being offered to market with the benefit of full planning permission granted for five, two storey dwellings with courtyard gardens and communal grounds.

GUIDE PRICE £375,000



### DESCRIPTION

No. 113-119 Ber Street comprises a development opportunity, being offered to market with the benefit of full planning permission granted for five, two storey dwellings with courtyard gardens and communal grounds. The site is positioned within striking distance of Norwich City Centre.

The planning permission was granted in 2020 and can be found via Norwich City Council planning reference: 19/01095/F. The planning permission has been implemented.

Plots 1-3 comprises one, two-bedroom mid-terraced house and two end-terraced houses' whilst plots 4-5 comprises two, two-bedroom semi-detached houses. The accommodation is arranged on two floors featuring entrance hall, kitchen, open plan sitting dining room and access to the garden. On the first floor there are two bedrooms and a family bathroom.

The CIL has been paid on the development and footings have been dug.

Services – Air source heat pump, mains water, mains electricity, mains drainage.

Acreage – 0.108 acres (stms).

### LOCATION

Situated off Ber Street and within walking distance of the centre of Norwich and local shopping and transport facilities. The Norwich southern bypass and A11 trunk road is easily accessible and the village of Trowse with access to Whitlingham Lane is close by as well.

### DIRECTIONS

No. 113-119 Ber Street will be seen around halfway up Ber Street heading out of Norwich from Rose Lane on the right-hand side. There are time limited parking spaces on Ber Street. A Brown&Co LLP for sale board will be up at the property.

### AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore

interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

**PROPOSED SITE PLAN (INDICATIVE PLANTING)**

Scale: 1: 200

**Area Schedule:**

Overall Site Area - 505 sqm/5436 sq ft

**Block A** (Plots 1, 2 & 3):  
(Footprint @ GF) - 127 sqm/1367 sq ft

**Block B** (Plots 4 & 5):  
(Footprint @ GF) - 78 sqm/840 sq ft

**Plots 1, 2 & 3:**  
Total GIA - 70 sqm/753 sq ft

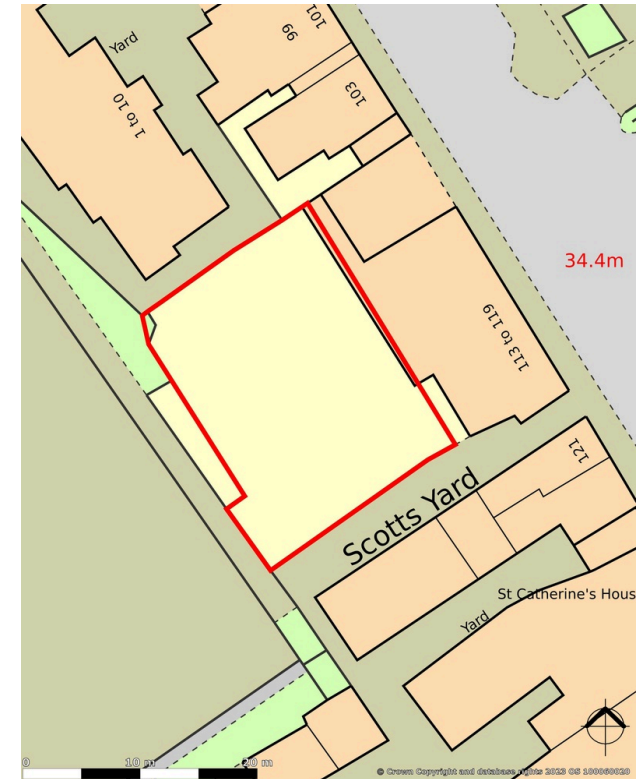
**Plots 4 & 5:**  
Total GIA - 62 sqm/667 sq ft



Indicative examples of landscape/shrub planting



Indicative examples of low level hedge planting



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<b>Project</b>	113 - 119 Ber Street, Norwich NR1 3EY	<b>Date</b>	Nov 2018	<b>Drawn By</b>	DJ			
<b>Drawing</b>	Proposed Site & Indicative Planting	<b>Project N°</b>	019/15	<b>Drawing N°</b>	0010			

**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. August 2023. Ref. 050565

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