



Riverside Road

Gorleston | Norfolk | NR31 6PX

Asking Price

£1,900,000

- Substantial development site in the heart of Gorleston-on-Sea
- Prominent position on Riverside Road within an established business park
- Eastern boundary running along the picturesque River Yare
- Attractive riverside setting with potential for premium waterfront views
Spacious first-floor manager's flat
- Two separate vehicular access points from Riverside Road and Dock Tavern Lane
- Just minutes from Gorleston town centre and local amenities with excellent transport links via the nearby A47
- Earmarked for mixed-use development
- Minimum provision for 100 residential dwellings - Ideal for investment due to strong local demand for housing and commercial space





Square Meterage: Approx 16,778m² | Rateable Value: £33,700 | EPC Rating: N/A

An exceptional opportunity to acquire a substantial and prominently positioned development site on Riverside Road in the heart of Gorleston-on-Sea. Extending across a significant area within an established business park, this rare parcel of land offers outstanding potential for a landmark scheme in one of the area's most active and evolving locations.

Strategically situated just minutes from the town centre, the site enjoys convenient access to a wide range of local amenities, shops and services. Excellent transport connections are provided via the nearby A47, linking directly to Great Yarmouth, Norwich and beyond, making the location highly attractive for both residential and commercial occupiers and developers.

The site benefits from two separate access points, from Riverside Road and Dock Tavern Lane, allowing flexibility in layout and design. Its sought-after riverside position, with the eastern boundary running along the picturesque River Yare, provides an opportunity to create a premium waterside development with attractive views and strong market appeal.

Identified under Policy URB9 within the local development plan, the land previously had approved planning permission for a mixed-use scheme, including a minimum of 100 residential dwellings to meet strong local housing demand, alongside a designated employment area to the north suitable for light industrial units, offices or other commercial uses. With clear policy support for high-quality, well-planned development, the site offers considerable scope for a thoughtfully designed riverside community or an integrated residential and commercial scheme.

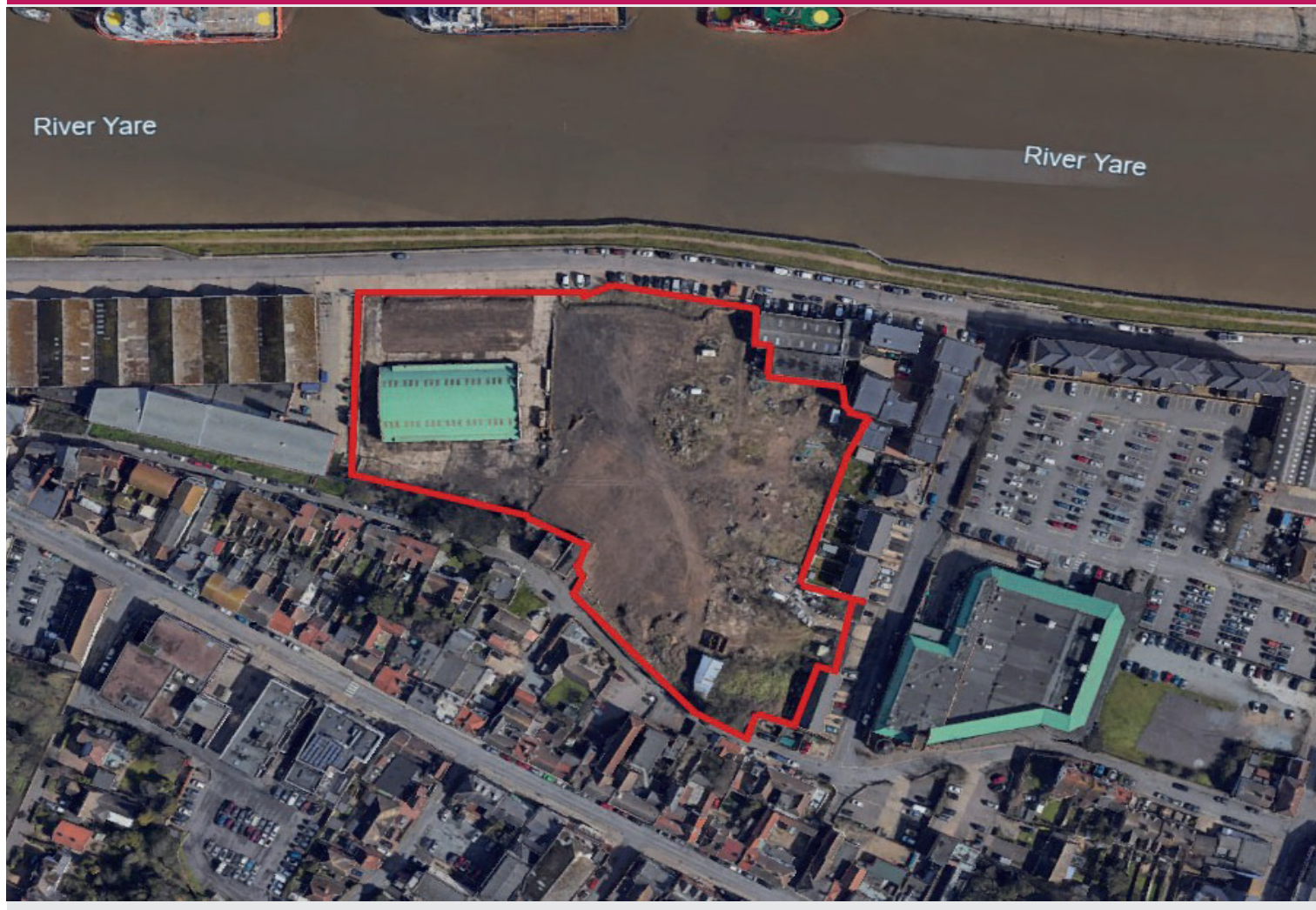
With Gorleston experiencing continued growth and investment, strong demand for both housing and business space, and excellent infrastructure already in place, this is a compelling opportunity for developers and investors to deliver a signature project in a thriving and well-connected coastal community.

Key Features

- Significant scope to deliver a landmark residential or mixed-use scheme
- Located within a growing and well-invested coastal community
- Strong local demand for housing and commercial space
- Previous approved planning permission for mixed use development with 100 dwellings and designated employment area for light industrial or office use
- Easy connectivity to Great Yarmouth and Norwich
- Just minutes from Gorleston town centre and local amenities
- Two separate vehicular access points from Riverside Road and Dock Tavern Lane

If you wish to view this property or require any further information please contact us on 01502 446000

Floor Plans



Additional Information

- **Asking Price:** £1,900,000
- **An exceptional opportunity to secure a prime development investment site, previously granted planning permission for approximately 100 residential dwellings alongside a commercial centre suitable for light industrial and office use.**
- **Situated in an idyllic riverside setting within the highly sought-after coastal town of Gorleston-on-Sea.**

Energy Efficiency Rating

N/A

Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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