



Auction House East Anglia
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Your Local Property Auctions Specialist

Auction Date:

Thu 30/05/2013

Property Type:

Agricultural/Amenity Land

Guide Price:

Property Address: Land at Train Wood, off Barn Road, Norwich, Norfolk, NR2 4TQ

This is a large area of amenity land located just north of the city centre between Barker Street and Oak Street, less than half a mile from Norwich city centre. It extends to 4.85 hectares (12 acres) stms, and consists of woodland and adjoins the west bank of the River Wensum. It includes the site of the old Norwich City Railway Station which opened in 1882, was badly damaged during the Second World War and was closed in 1969. The land forms the start of Marriott's Way and the sale will be subject to the continued free use of the Marriott's Way path through the site for the benefit and enjoyment of walkers, cyclists and horse riders. The purchaser will have to maintain the existing path to a standard to allow the passage over it by its users. The land is an important area of green space and would suit an amenity buyer looking for a unique large area of land close to the centre of Norwich.



Note

The land will be sold subject to all rights easements quasi easements and wayleaves as may affect it.

Directions

The land is located just off the north west corner of the A147 Inner Link Road off Barn Road at the roundabout. The land can be accessed from the start of Marriott's Way at the southern end or via Marriott's Way to the north.

Viewing

Any reasonable time during daylight hours. Prospective purchasers should note that no liability can be held against either the vendor or the Agents, Auction House as Auctioneers, in respect of any viewing of the land. All persons viewing should be aware that they enter the site entirely at their own risk.

Note

Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with any developments.

Viewing

Any reasonable time at own risk

Local Authority

Norwich City Council. Tel: 0344 980 3333

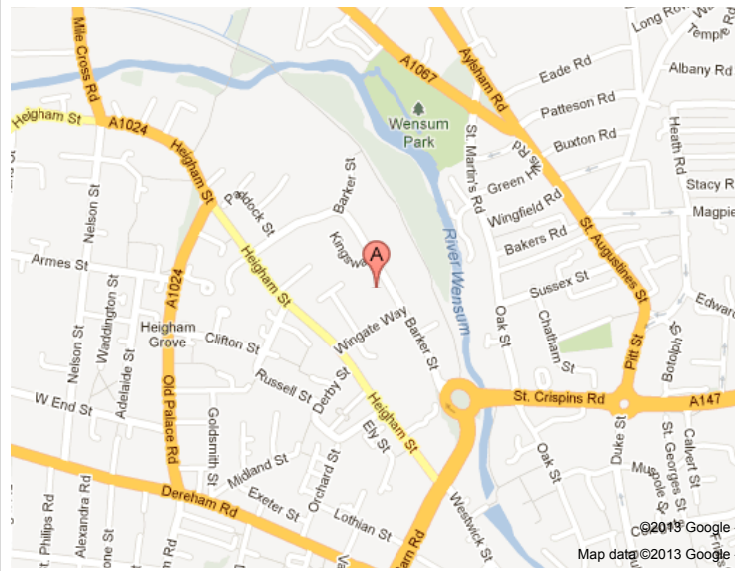
Solicitors

nplaw, County Hall, Martineau Lane, Norwich NR1 2DH, Ref: Ms F Wilson, Tel: 01603 223738

EPC

Current Energy Efficiency Rating

EPC

Location Map**Auction Date**

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Auction Venue

The Sunningdale Suite, De Vere Dunston Hall Hotel, Ipswich Road, Norwich, NR14 8PQ

Disclaimers

The plans and photographs are there to aid identification of the property only. The plans are not to scale.

Auctioneer's Note

These are preliminary details only. The final description will appear in the auction catalogue.