



**HUMBERTS**

## Colney Hall

Watton Road, Norwich Norfolk NR4 7TY

# Colney Hall Watton Road Norwich NR4 7TY

*An exciting residential and commercial development opportunity comprising a Grade II Listed Georgian hall set in grounds of approximately 40 acres, situated within the A47/Southern Bypass.*

*The estate has been allocated in the recently adopted Greater Norwich Local Plan for a 200 unit retirement village with dementia, health and life long learning support facilities*

University of East Anglia, N & NUH &  
John Innes Centre

1 mile

Norwich City Centre

3 miles

Airport & Rail Station

5 miles

## LOCATION

Colney Hall is situated in an elevated position on the outskirts of Norwich, near to the University Hospital, the John Innes Centre and the University of East Anglia.

Local shopping facilities includes supermarkets with further shopping facilities, galleries, services, restaurants, theatres, cinemas and entertainment situated in the City Centre.

Schools in the locality include a Montessori Nursery school adjacent to the Hall, Town Close, Norwich School and The Norwich High School,.

The rail station is about 5 miles distant where regular services to London Liverpool Street take about 110





minutes.. Flights from Norwich to Amsterdam take about an hour where onward connections to worldwide destinations can be caught.

Leisure pursuits include a leisure centre at Dunston Hall, and golf courses at Barnham Broom, Weston Park and Eaton Golf Clubs.

## HISTORY

The Hall was built by Jeremiah Norris in the late 18th century and subsequently rebuilt and extended in 1834 for Joseph Scott, and then subsequently purchased by Hugh Gurney Barclay of the banking family.

The property was drastically reduced in size in 1957/58 with the demolition of the south west wing and removal of the top floor to provide a more manageable sized house. Following the influence of Americans stationed in East Anglia during the war, a colonial, "New England" style façade was created with the original Venetian windows and Corinthian columns remaining with a verandah and balcony. A four bay Orangery is used as a breakfast room and has a waterfall feature which makes a wonderful morning room.

## DESCRIPTION

Approached from the Watton Road, this handsome Grade II Listed hall has a southern aspect, situated in an elevated position with unspoilt views, and is set in about 40 acres of parkland and grounds. The hall, extending to about 569 m<sup>2</sup> with an outdoor pool and office/store, has been used as a family home and is ideal for entertaining with its elegant reception rooms, ornate plasterwork, high ceilings (3.6 m) and garland decorated panels and large French windows opening to the verandah and terracing.

On the ground floor is an entrance hall and four main reception rooms, a large kitchen, utility room and an Orangery which is used as a breakfast room with a southern aspect. On the first floor are seven bedrooms and six bath/shower rooms and a balcony. The principal rooms have Oak herringbone floors, open fireplaces and wood burning stoves - two with original mantelpieces and surrounds with ornate display cupboards.

Externally, the hall overlooks parkland to the south, whilst a former Rose Garden of circa 2.7 acres with a

walled entrance gate lies on the west side. To the north east is the principal area proposed for the retirement village. The drive is shared with the Healthshare Clinic and Children's Garden and Forest School.

## SERVICES

Mains water and electricity are connected and a fibre optic cable has been laid to the Healthshare Clinic premises adjacent. Drainage is to a shared septic tank (1/3 share). Heating is via an oil fired system, with a boiler located in the cellar.

## LOCAL AUTHORITY

South Norfolk District Council 01508 533701  
Council Tax Band: H Council Tax Payable 2023/24 £ 4,377.56 pa

## TENURE

Freehold and offered with vacant possession

## THE OPPORTUNITY

The site is ideally located next to the Healthcare Clinic, The University of East Anglia, the Norfolk & Norwich University Hospital and Norwich Research Park and is accessible to the City Centre and Southern Bypass.

The Hall offers an opportunity to remain as a private residence or to develop extending its original footprint to provide either an office headquarters, residential apartments, a medical centre or further healthcare facilities. The former Rose Garden extends to circa 2.7 acres and offers a further site for residential development, a diabetes centre, dementia or specialized care unit, all subject to obtaining the relevant planning consents.

The Greater Norwich Local Plan was adopted on 25th March 2024 and the Colney Estate has been designated as a location suitable for retirement accommodation research and other uses, as set out in GNLP 0253

### ***“Policy GNLP 0253***

*Colney Hall, Watton Road, Colney (24.99 Ha) is allocated for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space E(g)(ii), and healthcare facility E(e) The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.*

*The development will achieve the following site-specific requirements:*

*A masterplan for the whole site. Comprising a mix of uses that is majority C2 but includes research E(g)(ii) and healthcare D1 facilities to make the development exceptional for wellbeing in later life. The layout of the development will need to retain the significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space.*

*A transport assessment with the implementation of any agreed highway mitigation measures.; Site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle facility; Sensitive conversion of the Grade II listed Colney Hall and its gardens. Consideration to protecting the distinctive characteristics of the River Yare valley. Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development. A site-specific flood risk assessment is required.. A site-specific ecological survey is required. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration. Remediation maybe required due to former landfill site.*

*A number of reports have already been completed.*

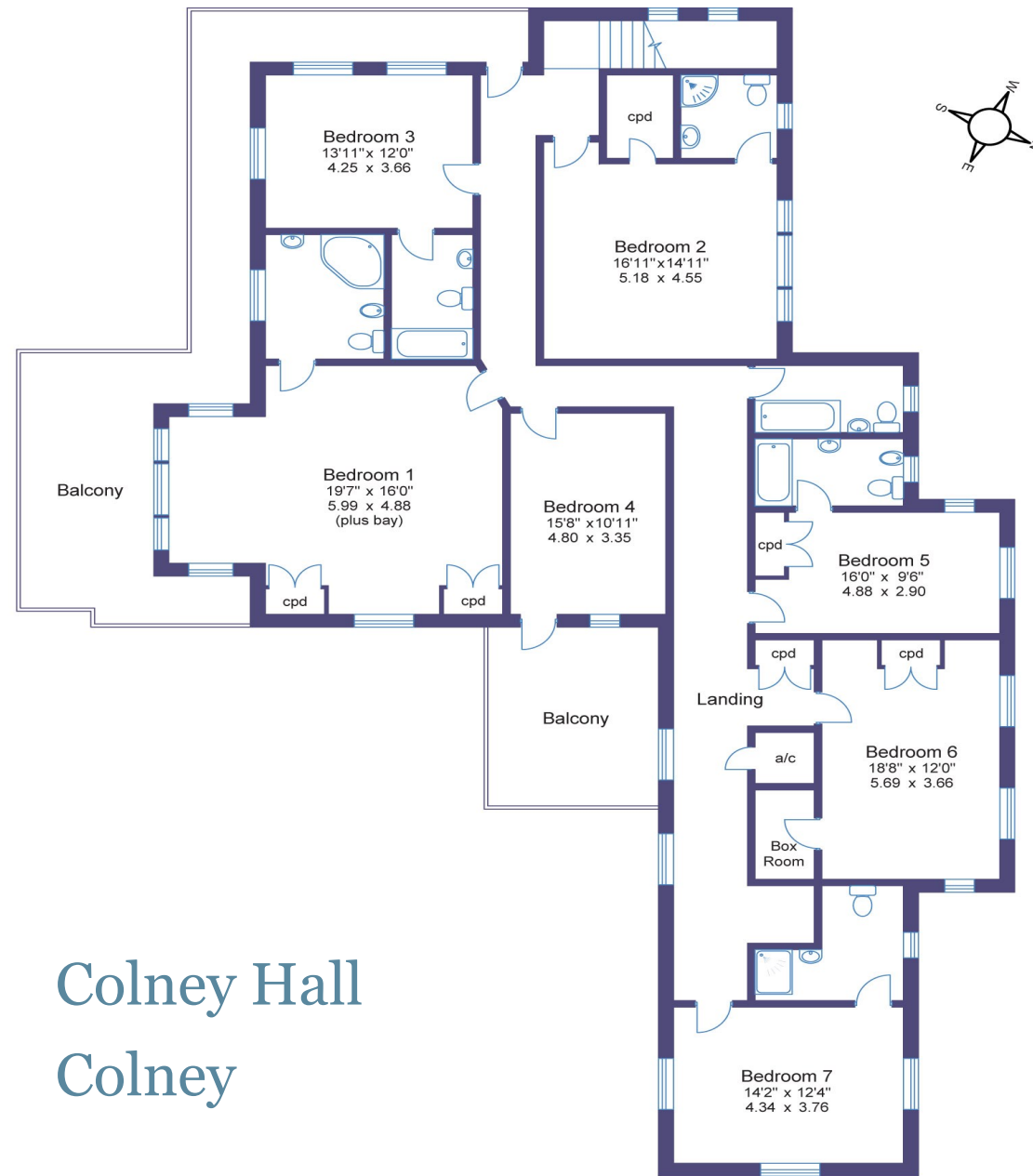
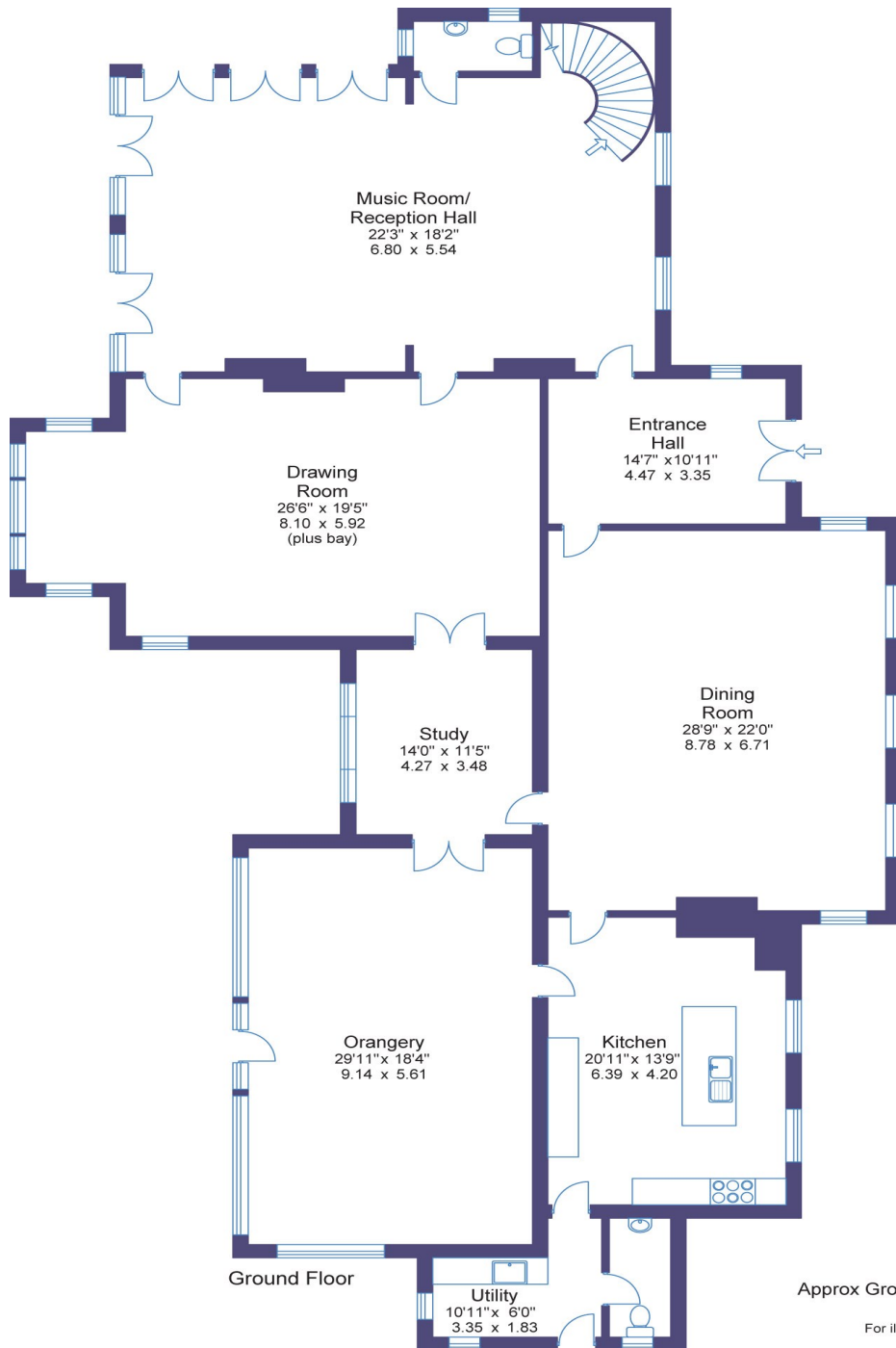
## GUIDE PRICE

Offers are invited in excess of £5.5 million.

## VIEWING

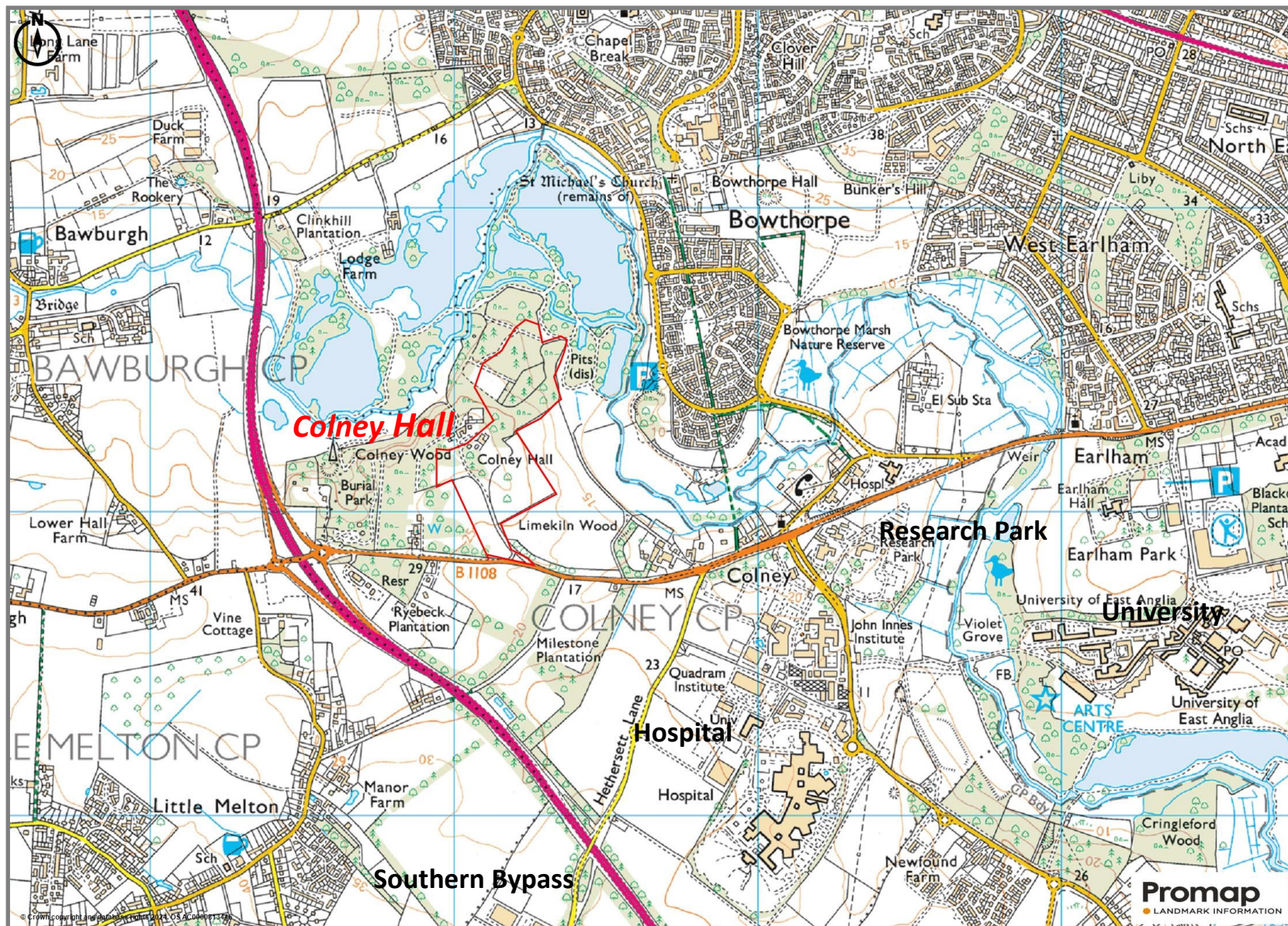
Strictly by appointment with the vendor's agent

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# Colney Hall Colney

Approx Gross Floor Area = 6130 Sq. Feet  
= 568.25 Sq. Metres  
For illustrative purposes only. Not to scale.



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