

Bunns Wharf

Bunns Lane, Great Yarmouth, Norfolk, NR31 0JB UK

Development Concept One

Three separate demises with direct quayside access subject to planning and other regulatory consents
Three separate demises with direct quayside access subject to planning and other regulatory consents



A new 1.34ha/3.31ac Windfarm & Energy-Related Location for Great Yarmouth with 128m Private Quayside in the main commercial port area.

Brineflow Properties & Handling Ltd are seeking to *develop and lease* their Bunns Wharf site to suit the requirements of the offshore energy and renewables industry.

A series of architect's drawings show two indicative redevelopment concepts subject to the appropriate planning and statutory consents.



Cleared site ready for immediate redevelopment & occupation

Bunns Wharf is a 1.34ha quayside location to the river port to the south of Haven Bridge in Great Yarmouth suitable for

- Operations & Maintenance base for offshore wind or gas with fast-boats or mothership options
- Shoreside operations & support
- Light Engineering & Fabrication
- Dive & Marine Support

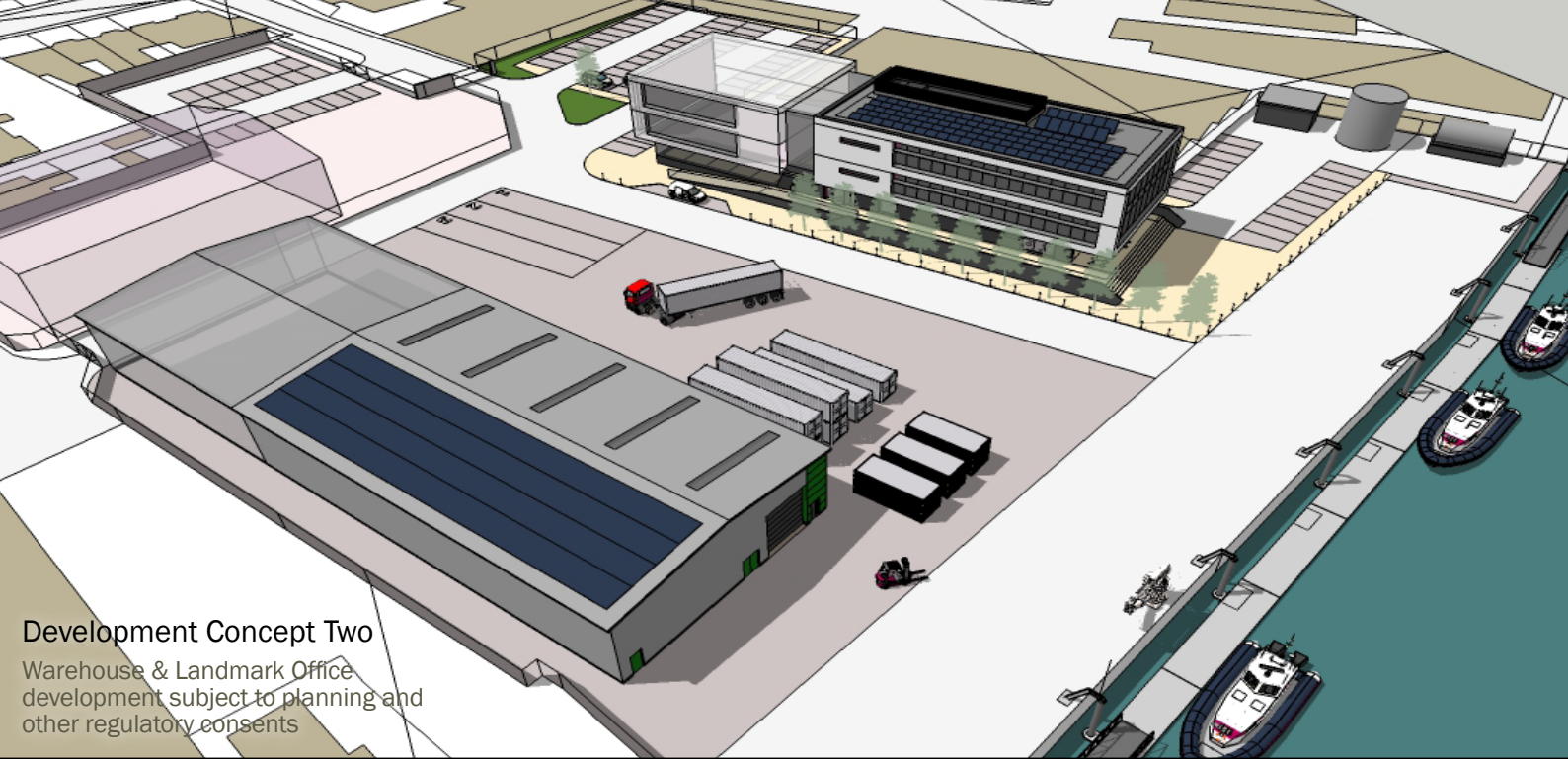
The site has been completely demolished and is available for immediate occupation or redevelopment. **Key site Characteristics**

- 1.34 Ha [3.31ac] site
- 128m *private quay heading* with options for floating pontoons & craneage.
- Max site depth 152m; Max site width 128m.
- All Services & Utilities on Site.
- Located alongside the secure port area and self-contained with direct access to Southtown Road, conveniently located for A47/A12, rail, & heliport.

Brineflow[®]



Learn more at www.brineflow.co.uk



Development Concept Two
Warehouse & Landmark Office
development subject to planning and
other regulatory consents

**Safe & secure • Private Quay • Cleared site • Immediately available •
All Utilities connected • Easy access to all major roads, rail & heliport**



Indicative
layouts for office,
warehouse lay-
down & quayside
space



Concept 2 Office Extension if required



Concept 1 Warehouse Extension if required

Phased expansion
possible as needs
develop

Indicative Site Features based on two illustrative schemes:

- 1** Site sub-divided into three independent units of approx 0.4ha - each unit with 800 m² Warehousing, offices and direct access to a private quayside.
- 2** Single Occupancy with 1.34ha comprising 1,250 m² Grade 1 Office space expandable to 2,000m² in phase 2, if required, with upto 2,000 m² Warehousing with direct quayside access.
- At least 100 car parking spaces with separation of pedestrians & visitors from operational activities.
- Secure quayside operations zone with access to floating pontoon. 5m low-water depth at quayside.
- Secure Lay-down and Storage areas with Fuel & Bunkers
- Cleared site available with Vacant Possession for immediate redevelopment to client requirements.



Well located in the main port/ industrial area with excellent access to the A12/A47 road network, rail station and heliport.

Brineflow are proud members of

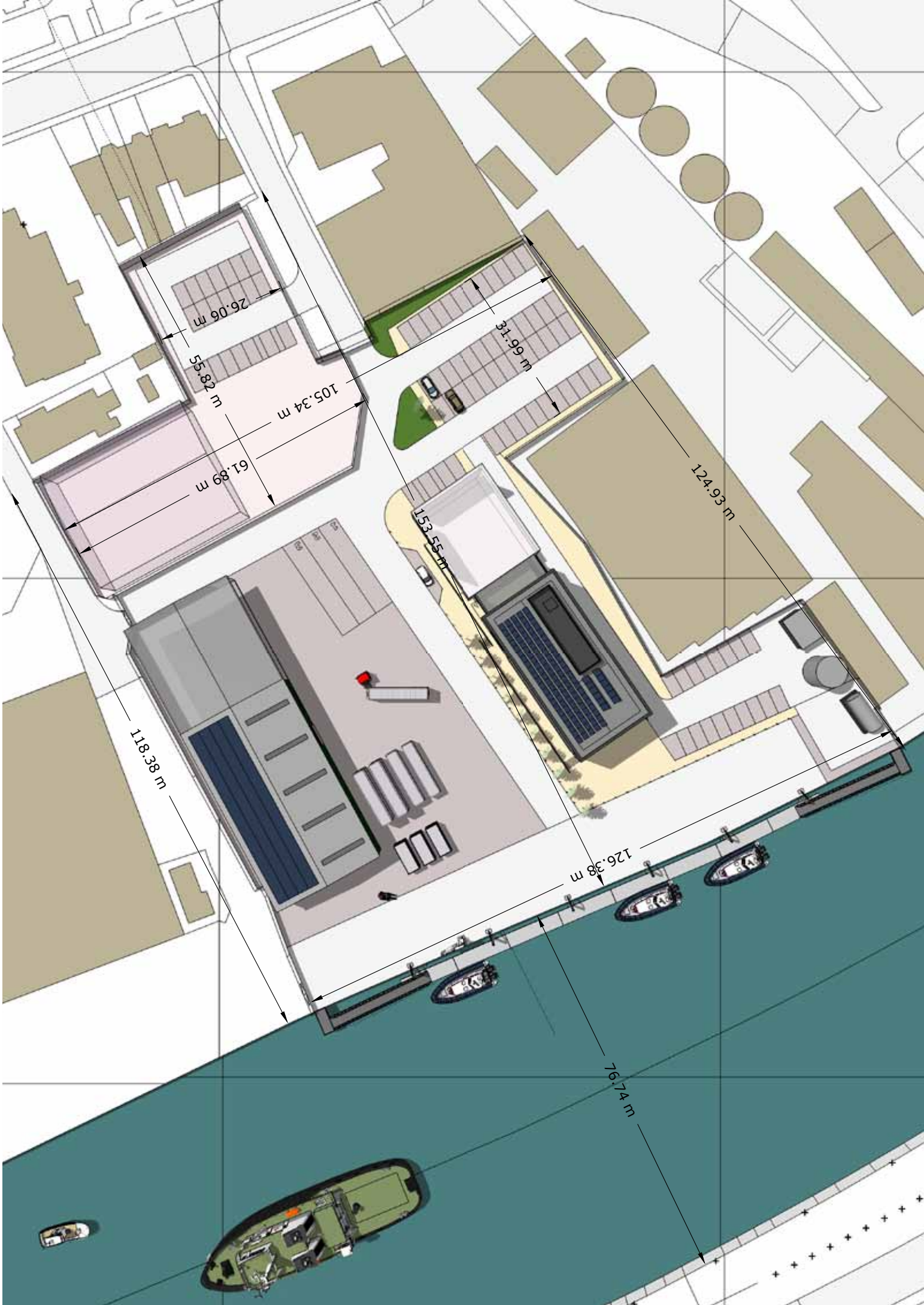


Brineflow For more information including site investigations & reports contact
John Fuller john.fuller@brineflow.co.uk +44 (0) 7500 662255

Brineflow Properties & Handling Ltd. South Denes Road, Great Yarmouth, Norfolk, NR30 3QD
Telephone: +44 (0) 1493 809820 Fax: +44 (0) 1493 852352
Email: orders@brineflow.co.uk Web: www.brineflow.co.uk
VAT GB 106 2080 61 Registered in England Company No. 07492050

Sole Agent:
Roche Chartered Surveyors
56 Thorpe Road Norwich,
Norfolk, NR1 1RY
Tel: +44 (0) 1603 619876
Sam.Kingston@rochesurveyors.co.uk





118.38 m

53.82 m

61.89 m

105.34 m

26.06 m

31.99 m

153.55 m

124.93 m

126.38 m

76.74 m