FORMER RAF COLTISHALL
NORFOLK NR10 5AJ

TO LET
Location
Former RAF Coltishall lies 108 miles to the north-east of Central London; about 12 miles north of Norwich, and approximately 18 miles to the west of Great Yarmouth. The Norfolk Broads lie about 4.5 miles to the east.

Communications
By Train from London
Half hourly train services from London (Liverpool Street) station to Norwich; journey times - circa 2 hours.

By Road
Coltishall is on the B1354, which connects with the A1151 and the A1062 to the east, and the A140 to the west. Alternatively, the B1150 connects to the A1042 (Norwich Ring Road) to the south.

By Air
Norwich Airport currently has internal flights to Aberdeen, Edinburgh, Exeter, Manchester and the Channel Islands, and flights to various European destinations.

Description and Accommodation
The total area of the former RAF Coltishall is approximately 600 acres. The main features within the boundary are:
- Main Runway circa 1.65 miles in length
- Perimeter Tracks and Hardstanding Areas
- 4 x Type C Hangars, totalling some 232,000 sq ft
- Former Officers’ Mess of 70,000 sq ft
- Former Sergeants’ Mess of 60,000 sq ft
- Former Jaguar Simulator Building of 31,500 sq ft
- Former Station Headquarters Building of 15,400 sq ft

There is over 836,000 sq ft of built accommodation with the largest buildings listed above being within this total (all areas are approximate). There is potential for alternative uses, subject to planning. All sites are available to let, rentals on request.
Planning Information

The former RAF Coltishall site falls mainly in North Norfolk District Council area with the western portion (including the Officers Mess) in Broadland District Council.

The whole site has a Conservation Area designation with key buildings locally listed. Trees on the site are protected by a Tree Preservation Order.

Given the previous military use, all new uses (except agriculture) will require planning permission.

On the main technical area, North Norfolk District Council development plan policy allows for reuse of existing buildings or development of replacement buildings provided that there is no overall increase in gross floor space of the existing permanent buildings.

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Subject to Contract

Viewing

By appointment only. Please contact the sole agents. For further information, please contact:

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