

LANDLES



Station Road | Burnham Market | Norfolk

RESIDENTIAL CONVERSION OPPORTUNITY

**Former church hall with valuable benefit of
PLANNING PERMISSION
for conversion to a residential dwelling.**

**Situated just off The Green in Burnham Market
- prime North Norfolk village**

Rare opportunity to acquire a conversion opportunity in this location.

Gross internal area approx 1624 sq ft

CASH BUYERS

Guide Price £400,000

Folio: S/891ts



Former church hall with the valuable benefit of **PLANNING PERMISSION** granted 14th May 2024.

- Permission granted DATED 14TH MAY 2024 for conversion to a 2 bedroom, 2 ensuite single story dwelling – see copy attached
- Situated on **Station Road** in the highly sought after **North Norfolk** village of **Burnham Market**.
- Wide range of local facilities within walking distance and with tennis club & playing field adjacent.
- Internal GIA: 1,624 sq.ft / 150.94 sq.m
- Potential for enhanced dwelling, subject to LPA approval.

Current Accommodation

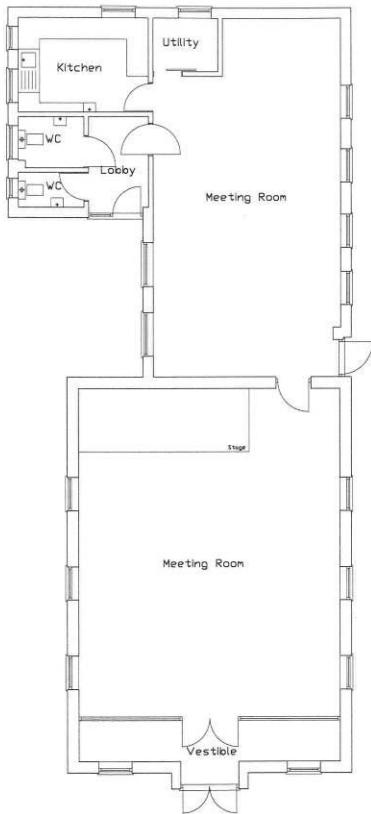
- Main Hall – 34' x 24' (10.36m x 7.32m) with vaulted ceiling
- School Room - 32' 8" x 17' 3" (9.96m x 5.26m) (max)
- Store Room - 5' 11" x 4' 7" (1.8m x 1.4m)
- Kitchen - 11' 10" x 8' 7" (3.61m x 2.62m)
- Side Entrance Lobby - 8' 2" x 5' 3" (2.49m x 1.6m)
- Gents WC & Ladies / Disabled WC
- Grounds to the front and rear with pathways to both sides.

Section 106 Agreement attached to the Planning Permission for conversion to residential: The above-mentioned legal agreement states that the proposed new dwelling is only to be occupied as a “*principal residence by a principal occupier*” i.e. sole or main residence.

CIL: Community Infrastructure Levy: The development is required to pay a CIL as set by the Local Authority. The buyer will be required to undertake by formal contract to be responsible for the CIL liability. The liability will be formally transferred to the new owner in accordance with the LPA requirements. The amount of CIL for the proposed development has been assessed at £12,064.64. Further information available from Borough Council of King's Lynn & West Norfolk.

SALE METHOD: *The Vendor reserves the option of selling by private treaty, seeking best offers, a private auction or any other method as seen fit. The vendors will be under no obligation to sell if using the above methods, or to accept any offer. All negotiations and any sale remain without prejudice and subject to contract until unconditional exchange of contracts. The Vendor is seeking unconditional cash offers. All applicants who submit an Offer do so on the agreement that they have read these sales particulars prior to doing so and have had raised any questions for clarification with the selling Agents.*





GROUND FLOOR PLAN 1:50.



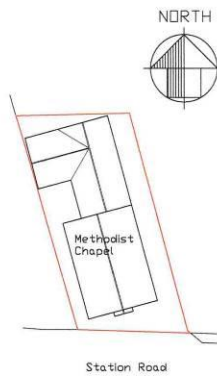
SOUTH ELEVATION 1:100.

EAST ELEVATION 1:100.

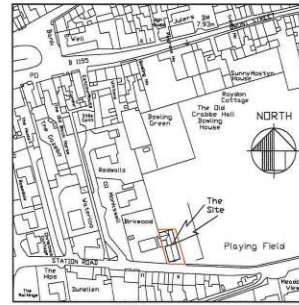


NORTH ELEVATION 1:100.

WEST ELEVATION 1:100.



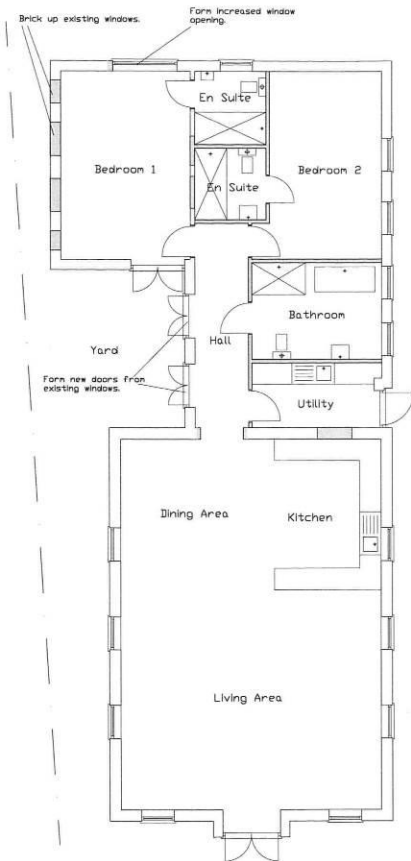
SITE PLAN 1:200.



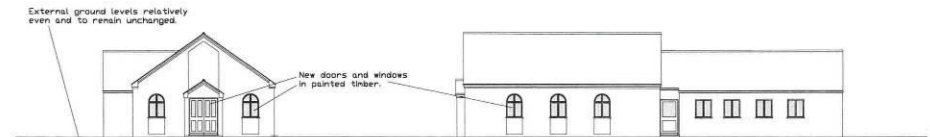
LOCATION MAP 1:1250.

FOR CONSTRUCTION PURPOSES drawings to be read in strict accordance with the specification. Measurements and levels to be checked on site by the Contractor prior to commencement of works. Any discrepancies to be referred to the designer.

EXISTING
RESIDENTIAL CONVERSION
FORMER METHODIST CHURCH,
STATION ROAD,
BURNHAM MARKET, PE31 8HA
 For identification purposes only.
 Subject to Contract
LANDLES



GROUND FLOOR PLAN 1:50.



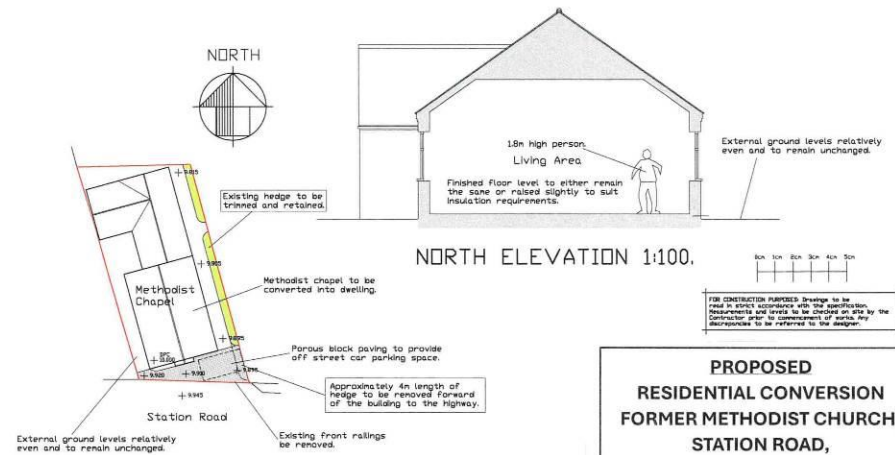
SOUTH ELEVATION 1:100.

EAST ELEVATION 1:100.



NORTH ELEVATION 1:100.

WEST ELEVATION 1:100.



NORTH ELEVATION 1:100.

FOR CONSTRUCTION PURPOSES drawings to be read in strict accordance with the specification. Measurements and levels to be checked on site by the Contractor prior to commencement of works. Any discrepancies to be referred to the designer.

PROPOSED
RESIDENTIAL CONVERSION
FORMER METHODIST CHURCH,
STATION ROAD,
BURNHAM MARKET, PE31 8HA
 For identification purposes only.
 Subject to Contract
LANDLES

Borough Council of
King's Lynn &
West Norfolk



ENVIRONMENT AND PLANNING

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Tel: (01553) 616230
Fax: (01553) 616652
DX: 57825 KING'S LYNN
e-mail: borough.planning@west-norfolk.gov.uk

NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Client of Landles, C/O Landles
c/o Matt Sturgeon
Monkey Puzzle
Nursery Lane
North Wootton
King's Lynn
PE30 3QB

Reference No: 23/00805/F

Application
Registered: 19 June 2023

Parish: Burnham Market

Details: Conversion of Chapel to form Dwelling, at Methodist Church Station Road Burnham Market Norfolk

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the following approved plans: PROPOSED: PLANS AND ELEVATIONS, Drawing Number: 1608-02 c.
- Notwithstanding approved plans, prior to occupation an appropriate scheme for the storage of waste and recycling along with details for presentation/collecton has been submitted and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained thereafter for this purpose
- Prior to occupation, a scheme for covered and secured cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained as permitted in perpetuity.
- The hedge to be removed on the eastern boundary shall be limited to that show on PROPOSED: PLANS AND ELEVATIONS, Drawing Number: 1608-02 c and the remaining hedge retained as detailed. Should any part of the hedge within a period of 5 years from the completion of the development die, be removed or become seriously damaged or diseased, it shall be replaced in the next planting season with a replacement of similar size and species as originally planted, unless otherwise agreed in writing by the Local Planning Authority.
- Prior to occupation, a scheme for electric vehicle charging point(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained as permitted in perpetuity.
- Notwithstanding the provisions of Schedule 2, Part 1, Class A,AA,B,C,D and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house, enlargement of a dwellinghouse by construction of additional storeys, additions to the roof of a dwellinghouse, porches and buildings incidental to the enjoyment of a dwellinghouse shall not be allowed without the granting of specific planning permission.
- Development proposals should respond positively to the dark skies environment in the neighbourhood area. Any external lighting should be:
 - Fully shielded (enclosed in full cut-off flat glass fittings).
 - Directed downwards (mounted horizontally to the ground and not tilted upwards).
 - Avoid dusk to dawn lighting by introducing timed motion detectors; and
 - Use low-energy lamps such as LED, metal halide or fluorescent sources.

- This planning application is liable for the Community Infrastructure Levy (CIL) in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

Please ensure that before you start work on site you submit the CIL Form 6 Commencement Notice.

Further information can be found on our website: www.west-norfolk.gov.uk/CIL

- Please note the completed S106 Agreement that secures the new dwelling as a Principal Residence.

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

Section 33 and 34 for the Environmental Protection Act 1990 place a duty on developers to ensure that they manage and dispose of waste appropriately, this includes preventing the escape of waste by storing it in containers that are clearly and correctly labelled, suitable for the waste and designed to prevent leakage or waste being wind blown off site. You should also ensure that you keep waste transfer records and only transfer waste to an authorised person.

For further information and to ensure that you have appropriate permits or exemptions in place visit:

<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
<https://www.gov.uk/government/collections/waste-exemptions-treating-waste>

In addition, further information is available on <https://www.ccscheme.org.uk/>

The case officer who dealt with this application was Connor Smalls, telephone number 01553 616230.

Plans & Drawings attached to these particulars are reproduced with the consent of the Client and are for identification purposes only.

EPC Understood to be exempt under current place of worship use class.

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

Tenure Freehold.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, **LANDLES**, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The **LANDLES** Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

- No development over or above foundations shall take place on site until 1:20 drawings of all new and/or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The plans shall include joinery details, cross sections and the opening arrangements as well as window style, reveal, sill and header treatment. The development shall be implemented in accordance with the approved details.
- The dwelling hereby approved shall be occupied only as the primary (principal) residence of those persons entitled to occupy it. The occupiers of the dwelling shall be required to provide evidence that they are meeting the requirements of the condition, and shall make this information available at all reasonable times to the Local Planning Authority.

The Reasons being:

- To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- For the avoidance of doubt and in the interests of proper planning.
- In the interests of the amenity of the locality and in order to protect the appearance and setting of the Conservation Area in accordance with Policy CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policy 6 and 15 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- To ensure the provision of suitable covered and secured cycle parking for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 as well as Policy 7 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with Policy 6 and Policy 8 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- To ensure the opportunities for electric vehicle charging points for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 as well as Policy 7 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order
- To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF as well as Policy CS08 and CS12 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 alongside Policy 6 and 15 of the Burnham Market Neighbourhood Plan.
- In order that the development permitted is in accordance with the requirements of the Burnham Market Neighbourhood Plan.

Executive Director, Environment and Planning
On behalf of the Council
14 May 2024

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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in King's Lynn and the
villages of North West Norfolk

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