

St Marys The Less Church Bury Road

Price £150,000 - £200,000

Thetford Norfolk IP24 3DE

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £150,000 - £200,000

The Property

Auction on 09/09/2026 - Auction House.

An exceptional opportunity to acquire a historic former church with the benefit of full planning permission for conversion into five residential dwellings, situated on 0.97 acres (stms)

The Church of St Mary the Less sits on a site size of 0.97 acres (stms) and comprises the church building together with the surrounding churchyard. The property is bounded by Bury Road to the north and east, residential properties to the south, and St Mary's Court to the west, from where the proposed vehicular access is to be taken.

This is a rare opportunity to acquire a landmark building with planning consent in place, offering significant potential to create a unique residential development within an attractive and established setting.

Planning details

Planning permission and listed building consent were granted in late 2024 to convert the historic Grade II* listed St Mary the Less Church into five separate residences. The approved project retains the main structural fabric and architectural features of the medieval building. Planning permissions under references 3PL/2024/0004/F and 3PL/2024/0005/LB.

History

The Church of St Mary the Less, with origins dating back to the 11th century, is a building of considerable historic significance. The majority of the existing structure dates from the 14th century, with substantial rebuilding undertaken during the 19th century.

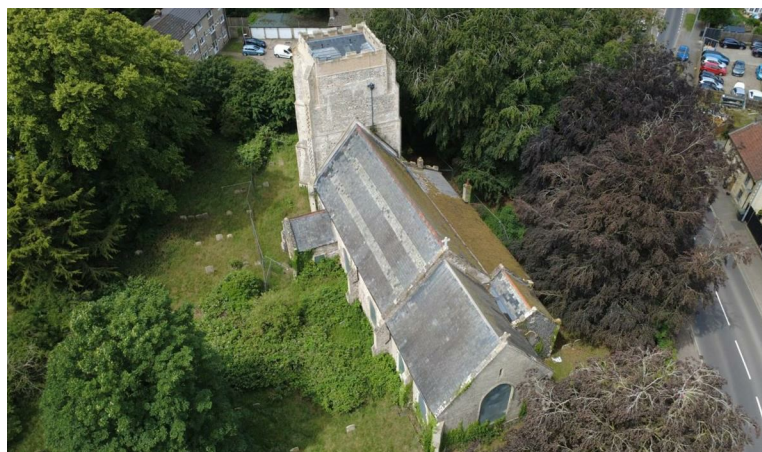
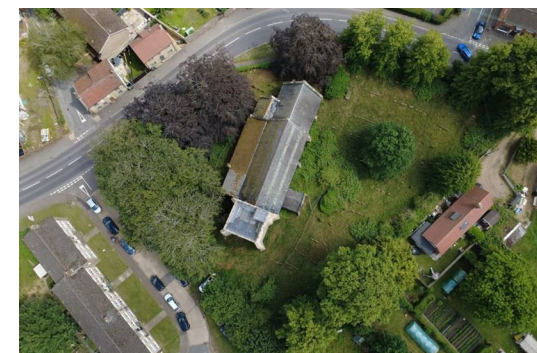
Services

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Features

- GUIDE £50,000
- DEVELOPMENT OPPORTUNITY
- GRADE II LISTED CHURCH
- PLANNING PERMISSION FOR FIVE DWELLINGS WITHIN THE EXISTING BUILDING
- CHAIN FREE!
- CONTACT US FOR MORE INFORMATION
- AUCTION ON 09/09/2026





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	