



Doddshill Road, Dersingham, king's Lynn  
PE31 6LW

**BROWN & CO**



## Doddshill Road, Dersingham, king's Lynn, PE31 6LW

Rare residential conversion/redevelopment opportunity in a highly sought-after West Norfolk village

Exceptional elevated setting with panoramic views across pastureland towards the village church

Arguably one of the finest outlooks and residential positions within Dersingham

Substantial and handsome buildings of traditional construction with attractive carrstone detailing

Scope to create one or more outstanding village homes, subject to the necessary consents

Extensive site with excellent road frontage and strong overall presence

Conveniently located close to the Royal Sandringham Estate and the North Norfolk coastline

Excellent village amenities including supermarkets, schools, public houses, pharmacy and garden centre

Kings Lynn approximately 9 miles away with mainline rail connections to Cambridge and London

A unique and increasingly rare opportunity to acquire a landmark site with significant potential



### Description

A substantial former Military Drill Hall and adjoining cottage occupying a commanding position within the heart of Dersingham, enjoying a panoramic view over the village to the Church and surrounding pastureland.

The property presents a rare and unique opportunity for conversion, redevelopment or alternative uses, subject to the necessary planning permissions and consents being obtained.

### Summary

The premises comprise an extensive former Army Drill Hall complex including a handsome two-storey mess and office accommodation, the main drill hall & gymnasium, rifle range, further ancillary rooms and an attached three-bedroom cottage. Overall extending to approximately 6987 sq.ft. (649 sq.m.) and occupying a site of approximately 0.63 acre / 0.26 hectares (subject to measured survey). The buildings are of substantial construction, being highly characteristic of many traditional properties within

the village and featuring local carrstone slips. First hand inspection is essential to fully appreciate the location and opportunity it presents.

### Location

Dersingham is one of the most sought-after and well-appointed villages in West Norfolk. It is located on the edge of the Royal Estate in Sandringham and approximately 9 miles from the town of Kings Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op and Spar supermarket, garden centre, three public houses/social club, two schools, pharmacy, hairdresser and beauty parlour, takeaways and newsagent with newspaper deliveries, to name but a few.

Nearby, Kings Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London. Dersingham also sits as the gateway village to the coast with beaches just a short drive away at Snettisham, Heacham, Hunstanton and beyond to the North Norfolk coast.

### The View and Setting

Without doubt one of the property's most remarkable attributes is its exceptional elevated position and outstanding setting. Enjoying a panoramic far-reaching view to the rear across adjoining pastureland towards the village church, the outlook is both picturesque and increasingly rare within the village environment. The sense of space, openness and prominence afforded by the site creates a setting of distinction. The property offers an exceptional opportunity for sympathetic residential conversion or redevelopment which, subject to the necessary consents, would create one or more of the finest homes within the village.



Briefly, the accommodation comprises as follows:-  
Office Accommodation, two Storey Block  
Ground Floor comprising entrance hall, former  
Officers Room, Orderly Room, further interconnecting  
rooms and store together with external WC facilities  
and stores.

First Floor comprising landing area, separate WC,  
former Mess/Office Room and substantial Sergeants /  
Recreation Room.

#### The Drill Hall

Comprising an impressive former Gymnasium / Drill  
Hall measuring approximately 60' x 30' with exposed  
steel trusses and open vaulted ceiling together with  
armoury, WC, rear hall, extensive former indoor rifle  
range, ancillary offices and former cadet room.

#### The Cottage

A self-contained three-bedroom cottage arranged  
over two floors and comprising entrance hall, living  
room, kitchen, pantry, rear hall, bathroom and  
separate WC together with three first floor bedrooms.

#### Outside

The property is approached via Dodds Hill Road  
where there is a private driveway parking area.  
Garden surrounds the property with the majority  
being to the Western end of the plot where there are a  
number of mature trees. The gardens offer a great  
deal of privacy.

Overall the property extends to approximately 6,987  
sq.ft. (649 sq.m.) and offers highly versatile  
accommodation with considerable scope for  
conversion or redevelopment, subject to the  
necessary consents being obtained.

#### Services:

Mains water  
Mains electric

#### EPC's:

DRILL HALL: D  
COTTAGE: E

COUNCIL TAX BAND: B

#### Agents Note:

Purchasers should be aware that the vendors will  
retain the right to approve any future redevelopment  
or conversion proposals in addition to any statutory  
planning permissions and consents required.  
Purchasers are advised to make their own enquiries  
in this regard.



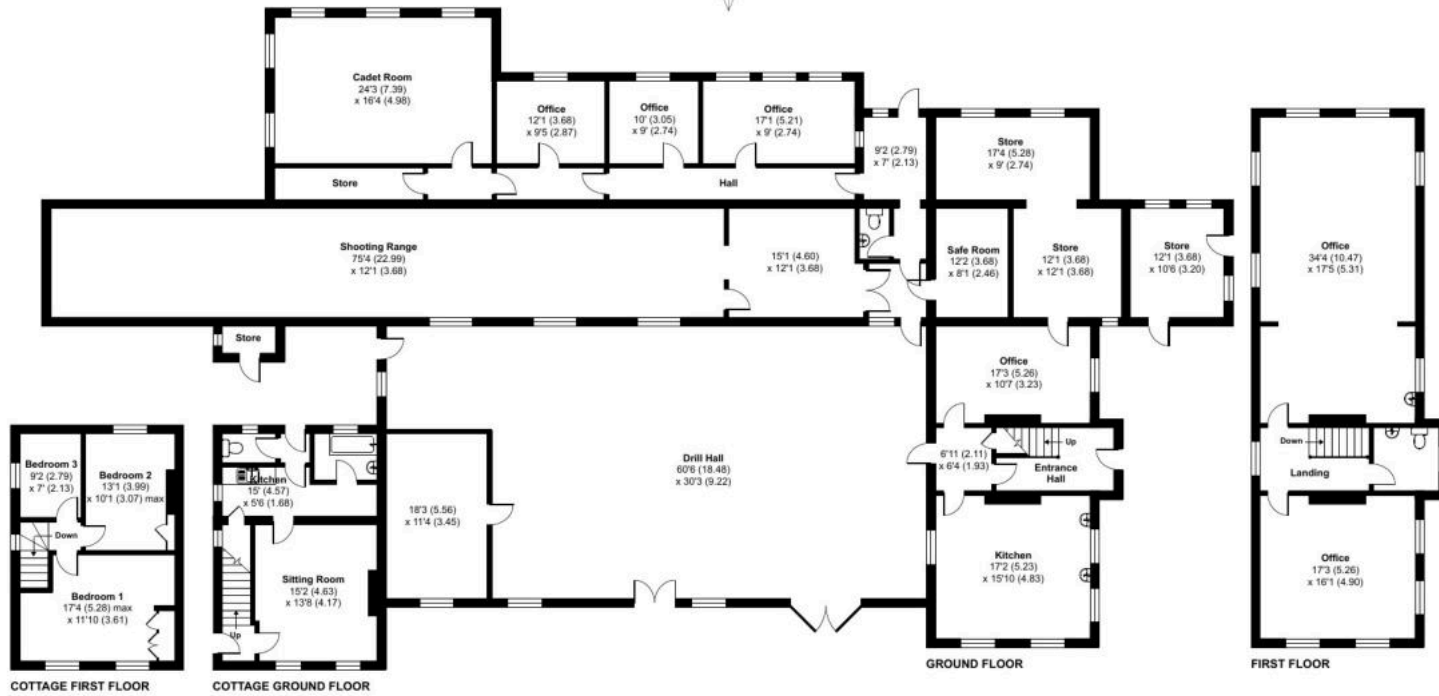




# Doddshill Road, Dersingham, King's Lynn, PE31

Approximate Area = 6556 sq ft / 609 sq m  
 Cottage = 880 sq ft / 81.8 sq m  
 Total = 7436 sq ft / 690.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2026. Produced for Brown & Co. REF: 1467062

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