

LANDLES



34 Bridge Street | King's Lynn | Norfolk



Most interesting, period property over three floors with origins dating back to the 16th Century situated on one of Lynn's most historic streets. Current configuration as commercial to ground floor, with residential upper floors - Ideal live/work premises.

Benefit of PLANNING PERMISSION GRANTED for conversion to FULL RESIDENTIAL - Approx 1,969 sq.ft.

First time offered to the market since restoration in the 1960's by well known local architect. Grade II Listed.

"Much Potential"

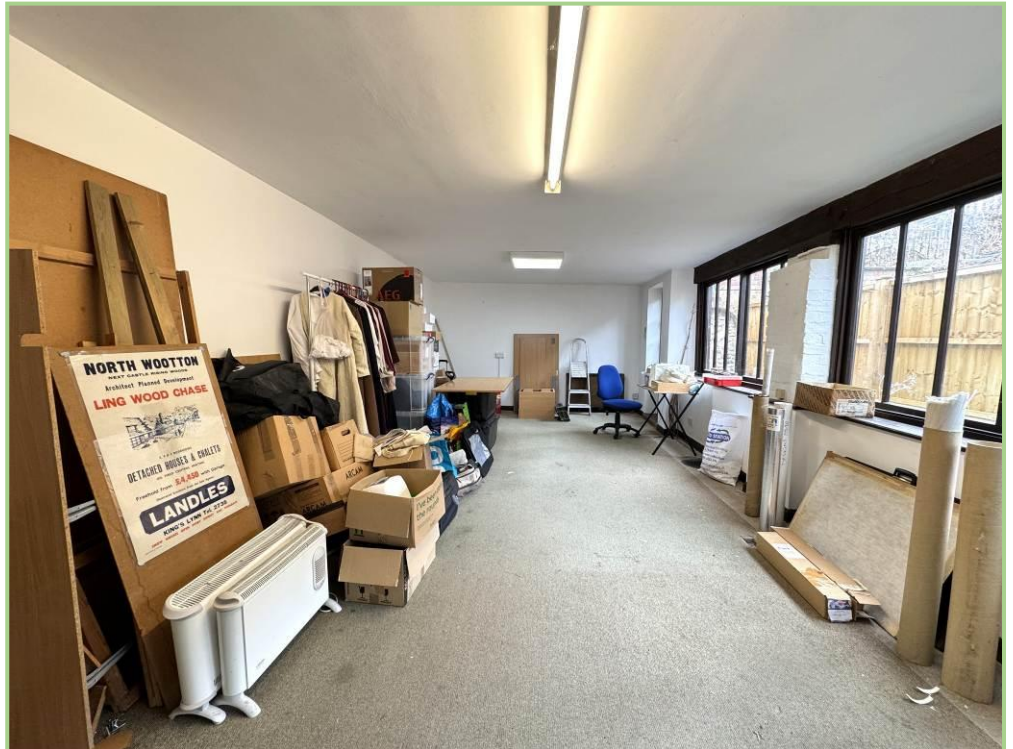
Purchase Price £155,000

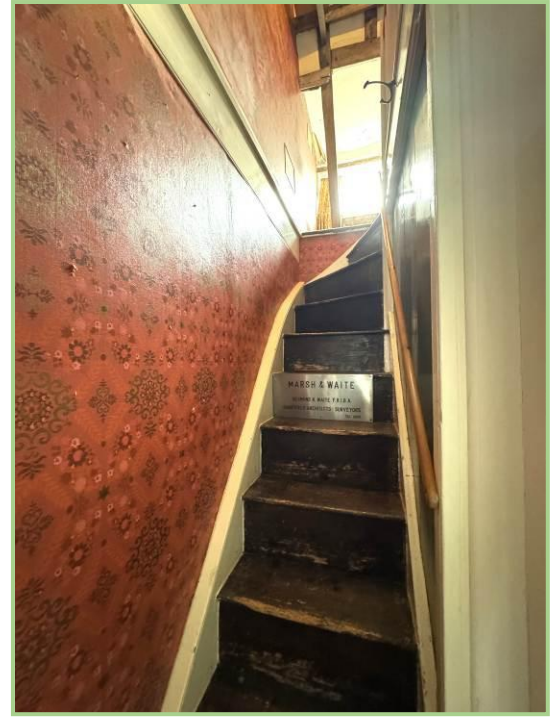
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- Various Offices to Ground Floor
- Kitchen
- Cloakroom & Store Room
- Sitting Room & 2 Bedrooms to Upper Floors
- Bathroom
- Courtyard Garden

- Mixed Commercial & Residential Premises
- PLANNING PERMISSION GRANTED for FULL RESIDENTIAL CONVERSION
- Grade II Listed in Historic Lynn
- No Onward Chain

King's Lynn is a historic market town, once part of the Hanseatic League, situated on the banks of the River Great Ouse in West Norfolk. The town offers a rich heritage with an array of listed, interesting properties throughout the centre, on the well known Tuesday & Saturday Market Places and South Quay, just around the corner from this property. The town well serves residents with a range of local amenities including independent and national retailers alongside many popular eateries and cafes. There are good transport links in and out of the area including mainline railway to London Kings Cross via Ely & Cambridge, A47 trunk road to nearby Norwich & Peterborough (both around 1 hour) along with A17 into Lincolnshire and A10 into Cambridgeshire. The West & North Norfolk coastline is within easy reach with its broad, sandy beaches passing by the Royal Sandringham Estate en route. **34 Bridge Street** is a most interesting, Grade II Listed mid terrace property located on one of King's Lynns most historic streets and offers a rare opportunity which is seldom found on the open market. The property was acquired by the current architect family of owners back in the 1960's when derelict and was restored to form the property seen today which comprises of commercial use to the ground floor with residential upper floors. The accommodation on offer could suit those seeking a live/work premises or, with the benefit of the planning permission recently granted (Ref: 26/00198/F BCKLWN), be converted into a full residential property with generous level of ground floor accommodation and 24' family room. Historical Note: The property forms part of a terrace, most of which are now residential dwellings and is understood to date back to the 16th Century. The front façade is stuccoed with timber frame and masonry walls under a heavy beamed pitched roof with mostly slates and some tiles. On the second floor, illustrations found and understood to date back to the whaling fleets, which King's Lynn is well known for, have been framed on the walls and made a feature of. Mentioned in Pevsner North West & South Norfolk edition, it is stated that the properties were "scheduled for demolition in the 1960's but the houses were bought and (restored) converted by Desmond Waite (architect), a process which altered the appearance as little as possible". The property is well positioned, being within walking distance of the river, historic centre, shops and transport hubs. Bridge Street has also recently become part of King's Lynns residents parking zone, which has significantly benefitted the area by reducing vehicles parked.

Entrance Passage 16' 2" x 6' 8" (4.93m x 2.03m)

With double doors to front from street, glazed door to lobby, storage heater, integral door to middle office and glazed door to courtyard at rear.

Front Office 13' 3" x 12' 6" (4.04m x 3.81m)

With front entrance door from street, sash window with secondary glazing to front aspect, inglenook fireplace with oak mantel, exposed oak beams, storage cupboard and windows to entrance passage. Door to;

Middle Office 13' x 10' 6" (3.96m x 3.2m) (max)

With sash window to rear aspect, covered over fireplace with wooden surround, alcove, storage heater and stairs to first floor. Door to;

Kitchen 17' 6" x 7' 11" (5.33m x 2.41m)

With fitted wall & base units, worktops, stainless steel sink with drainer & monobloc tap, vinyl flooring, 2 windows and electric storage heater. Door to;

Lobby

WC With low level WC, pedestal hand basin, extractor, vinyl flooring and window.

Store Room 8' 10" x 5' 3" (2.69m x 1.6m)

With external door to courtyard.

Rear Drawing Office 24' 9" x 12' 5" (7.54m x 3.78m)

With large windows overlooking courtyard, glazed door to courtyard and 2 electric storage heaters.

Main Attic Above Rear Drawing Office

21' 3" x 13' 8" (6.48m x 4.17m) (plus eaves)

With river views.

Attic Store Room 9' 1" x 8' 2" (2.77m x 2.49m)

First Floor

Sitting Room 13' 9" x 10' 8" (4.19m x 3.25m)

With sash window with secondary glazing, inglenook fireplace with oak mantel, exposed beams, electric radiator, and understairs storage.

Bedroom 1 13' x 10' 7" (3.96m x 3.23m)

With bow window, storage cupboard, electric radiator and loft hatch.

Bathroom 8' 9" x 7' 10" (2.67m x 2.39m)

With low level WC, pedestal hand basin, shower tray with electric shower, glazed screen and wetwall panelling, bidet, airing cupboard with hot water cylinder, extractor, electric radiator, points for wall lights and shaver point.

Bedroom 2 13' 4" x 9' 9" (4.06m x 2.97m)

Attic room with exposed beams, rafters, exposed brick around dormer window.

Outside To the rear the property benefits from a West facing courtyard garden laid to blockweave with border well stocked with roses and shrubs.

Existing Floorplan



Proposed Floorplan



Planning Permission

ENVIRONMENT AND PLANNING
 King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
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 e-mail: borough.planning@west-norfolk.gov.uk



NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Reference No: 26/00198/F
 Application Registered: 2 February 2026
 Parish: King's Lynn

Details: **Change of use of ground floor offices to residential accommodation linked to that above at 34 Bridge Street King's Lynn Norfolk PE30 5AB**

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 using only the following approved plans:
 * Proposed Plans 3/478/31
- The development hereby permitted shall be carried out and maintained in accordance with the resilience and mitigation measures set out within the submitted Flood Risk Assessment submitted by B.W Hornigold and the following measures stated below:
 * Flood resistant measures at pedestrian entrances will be incorporated into the development up to 0.25 m above finished floor levels.
 * Flood resistant and resilient measures are included up to 0.5m above finished floor levels.
 * No ground floor sleeping accommodation.

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 order to reduce the risk of flooding to the proposed development and future occupiers in accordance with Development Plan Policy LP06, LP18 and LP25 of the Local Plan 2021-2040 and the principles of the NPPF.

Assistant Director
 Environment and Planning
 On behalf of the Council
 31 March 2026

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
 Tel: (01553) 616200

Chief Executive -

- The proposed development will include the refurbishment/replacement of the existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.
- Because of its location in an area at risk of flooding, the occupiers if they have not already, should:
 * Sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
 * A flood evacuation plan should be prepared (more details at www.gov.uk/flood):
 o This will include actions to take on receipt of the different warning levels.
 o Evacuation procedures eg isolating services and taking valuables etc.
 o Evacuation routes

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.

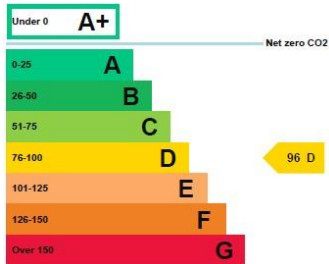
For further information and to ensure that you have appropriate permits or exemptions in place visit:

<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 [redacted], telephone number [redacted]

Pre & Post Restoration Circa 1967



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Flying Freehold Part of the adjoining property (No. 33) constitutes a flying freehold over the entrance passage of 34.

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

Business Rates Enquiries indicate the property is currently assessed for Business Rates. Rateable Value @ £5,300.

Tenure Freehold. Vacant possession upon completion.

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.



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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