

“RE-DEVELOPMENT OPPORTUNITY”

FOR SALE - FREEHOLD

Detached former church premises with
PLANNING PERMISSION FOR RESIDENTIAL CONVERSION

Indicative Layout as 2 residential dwellings



- Gross Internal Area C. 2,800 sq.ft / 260 sq.m
- Generous sized plot in centre of Snettisham – Close to village facilities / amenities
- Attractive, vernacular construction in sawn carrstone with stone mullion windows and pantiled roofs

GUIDE PRICE: £275,000

Snettisham Methodist Chapel

Lynn Road

Snettisham

King's Lynn PE31 7PX

Folio: L/621ts





Former church hall with the valuable benefit of **PLANNING PERMISSION** granted 29th April 2026

- Permission granted DATED 29th April 2026 for conversion to 2x residential dwellings. See copy attached. Indicative layouts as
 - Front dwelling as 3 bedroom, 3 bathroom
 - Rear dwelling as 2 bedroom, 2 bathroom
- Situated on Lynn Road in the popular West Norfolk village of Snettisham. Wide range of local facilities/amenities are on offer within walking distance including eateries, primary school, mini-market and sports field
- Internal GIA approx: 2,800sq.ft. / 260sq.m.

Location & Description

Snettisham is a charming village in West Norfolk, located approximately 5 miles South of Hunstanton and 10 miles North of King's Lynn. Purpose built in 1908, this detached single storey chapel is positioned on Lynn Road in the heart of the village, offering a spacious plot with reasonable grounds to the side and rear. It comprises a principal hall to the front with a generous sized rear hall attached at the rear.

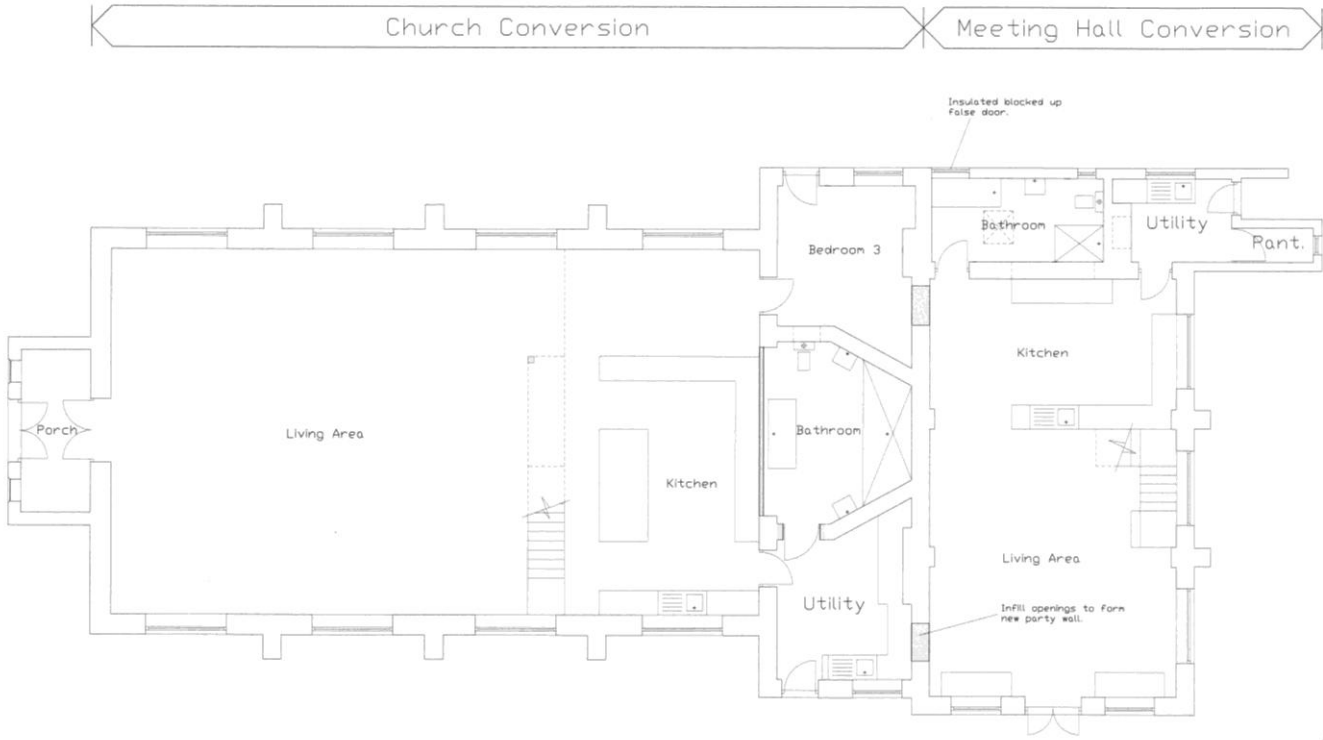
Current Accommodation

- **Entrance 13' x 7' (3.96m x 2.13m)** With double doors.
- **Main Hall 52' 5" x 29' 6" (15.98m x 8.99m) (max)** Triple aspect with large arched feature windows, vaulted ceiling and oak wooden floor.
- **Vestry 11' 4" x 11' (3.45m x 3.35m)** With side door.
- **Rear Hall / Kitchen 33' 8" x 20' (10.26m x 6.1m)** Triple aspect with vaulted ceiling and oak wooden floor. Separate side entrance.
- **WC's**

CIL: Community Infrastructure Levy The developer 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 £11,518.32. 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 remains 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 raised any questions for clarification with the selling Agents.



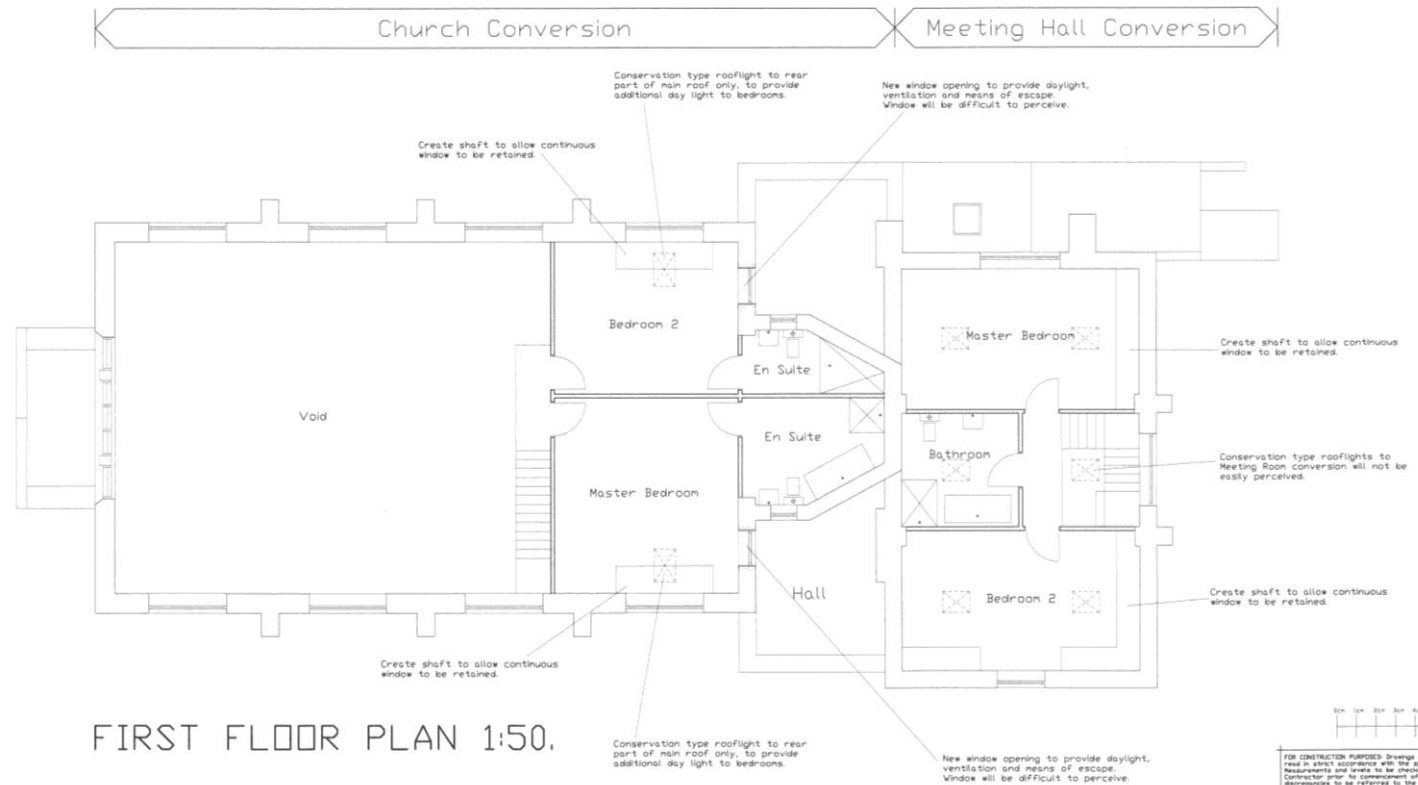


GROUND FLOOR PLAN 1:50.

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 work. Any discrepancies to be referred to the designer.

**PROPOSED
RESIDENTIAL CONVERSION
FORMER METHODIST CHURCH,
LYNN ROAD,
SNETTISHAM, PE31 7PX**
For identification purposes only.
Subject to Contract
LANDLES

SEPTEMBER 2024 G06-05a
© 2024. Prepared for Pre-application Enquiry.
© 2025 retained false door annotations.



FIRST FLOOR PLAN 1:50.

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 work. Any discrepancies to be referred to the designer.

**PROPOSED
RESIDENTIAL CONVERSION
FORMER METHODIST CHURCH,
LYNN ROAD,
SNETTISHAM, PE31 7PX**
For identification purposes only.
Subject to Contract
LANDLES

SEPTEMBER 2024 G06-05a
© 2024. Prepared for Pre-application Enquiry.

ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
 Tel: (01553) 616200
 Fax: (01553) 616652
 DX: 57825 KING'S LYNN
 e-mail: borough.planning@west-norfolk.gov.uk

**NOTICE OF DECISION - GRANT OF PLANNING PERMISSION**

Reference No: 25/01700/F
 Application Registered: 23 October 2025
 Parish: Snettisham

Details: **Conversion of Methodist Chapel to Two Domestic Dwellings. at Snettisham Methodist Church 24 Lynn Road Snettisham 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 approved shall be implemented only in accordance with the following approved plans:
1686-01
1686-04D
1686-05B
1686-06A
1686-07B
- Vehicular access to and egress from the adjoining highway shall be limited to the access shown on Drawing No1686-04d only. Any other access or egress shall be permanently closed.
- Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- Prior to the first occupation of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording, the results of which have been submitted by the applicant and approved in writing by the local planning authority.
- The development hereby permitted shall not be occupied until details of agreed enhancement measures and evidence of installation have been submitted and approved by the LPA. Enhancement measures will include:

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

Chief Executive –

- Installation of minimum two signed hedgehog holes within any newly created impermeable boundary treatment
- Installation of one bird box or integrated bird feature
- Installation of one bat box or integrated bat feature

Locations of these enhancement measures must be mapped on a location plan which shows the location of the enhancement measures in relation to the proposed development. Photographic evidence of installation should also be provided. Measures shall be implemented in full and the habitats maintained thereafter.

- The development shall not commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead, or; b) a statement in writing from the relevant licensing body or the Local Planning Authority to the effect that it does not consider that the specified activity/development will require a licence Reason: The Habitats Directive requires a system of strict protection for certain protected species. It is a criminal offence to consciously harm European protected species without a licence, which would only be issued if the statutory licensing body is satisfied that the derogation criteria are met. However, the risk of criminal prosecution might not prevent harm from taking place. This condition therefore helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardise the protected species, before the species is harmed. This condition can be enforced by a temporary stop notice or by injunction. This condition ensures that the Local Planning Authority is complying with its statutory obligations with respect to the Habitats Regulations.

The Reasons being:

- To comply with Section 92 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 highway safety in compliance with Policy LP13 and LP14 of the Local Plan and with the NPPF.
- In the interests of highway safety in compliance with Policy LP13 of the Local Plan and with the NPPF.
- In the interests of highway safety in compliance with Policy LP13 of the Local Plan and with the NPPF.
- To ensure an acceptable standard of development in compliance with Policy 18 of the Local Plan and the NPPF
- In order to ensure the development does not result in the loss of habitat for protected species and to deliver measurable net gain in biodiversity on the site in accordance with Paragraph 174 of the NPPF and local planning policy.
- The Habitats Directive requires a system of 'strict protection' for certain protected species. It is a criminal offence to consciously harm European protected species without a licence, which would only be issued if the statutory licensing body is satisfied that the derogation criteria are met. However, the risk of criminal prosecution might not prevent harm from taking place. This condition therefore helps to ensure that a developer will apply for an EPS licence and, if they do not, can be prevented in advance from undertaking the activities that might jeopardise the protected species, before the species is harmed. This condition can be enforced by a temporary stop notice or by injunction. This condition ensures that the Local Planning Authority is complying with its statutory obligations with respect to the Habitats Regulations.

Assistant Director
 Environment and Planning
 On behalf of the Council
 29 April 2026

- Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- Biodiversity Net Gain - De Minimis Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a Biodiversity Gain Plan has been submitted to the planning authority, and
- the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Kings Lynn and West Norfolk Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will NOT REQUIRE the approval of a biodiversity gain plan before development is begun because the following statutory exemptions or transitional arrangements are considered to apply:

- Development below the de minimis threshold, meaning development which:
 - does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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.

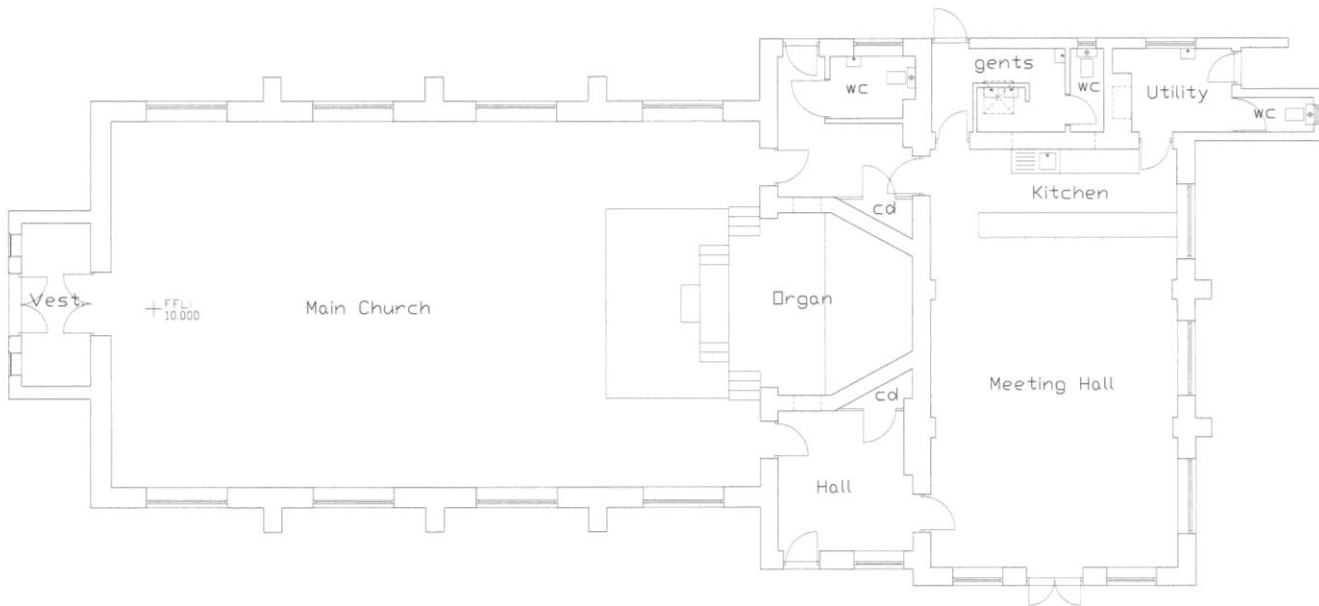
Section 33 and 34 of the Environmental Protection Act 1990 place a duty on developers to ensure that they manage and dispose of waste appropriately, this includes preventing the escape of waste by storing it in containers that are: clearly and correctly labelled, suitable for the waste and designed to 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:

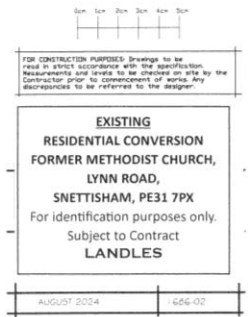
<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
<https://www.gov.uk/government/collections/waste-exemptions-treating-waste>

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

The case officer who dealt with this application was [redacted], telephone number 01553 616230.



GROUND FLOOR PLAN 1:50.



www.

klcomprop.com 

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

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

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

Tenure Freehold

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 enquires in respect of chain checking, to provide evidence of a lenders mortgage application in principle 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.

PRS Property Redress Scheme

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**Selling & Letting**

*Town & Country property
in King's Lynn and the
villages of North West Norfolk*

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816**e: info@landles.co.uk**