



BURY ROAD, THETFORD, IP24

Carter Jonas



Location

The property is in the centre of the historic market town of Thetford. Thetford is situated 12 miles north of Bury St Edmunds, 25 miles from Norwich. Thetford benefits from a wide range of services, amenities and employers. The site is a short walk from the picturesque parkland along the River Thet

Thetford Railway Station is a 15-minute walk from the property and provides direct access to Norwich in 30 minutes and Cambridge in 45 minutes.

The site is easily accessed from the A11, which provides routes to Norwich and Newmarket, and provides connections to the A14 and M11.

The nearby Thetford Forest provides opportunities for outdoor recreation

Description

The property extends to approximately 0.97 acres (0.39 hectares) and is comprised of the church building and churchyard. It is bounded by Bury Road to the north and east, residential properties to the south, and St Mary's Court to the west, which provides vehicular access to the site.

The property is well screened by established trees around the perimeter. The churchyard has recently become overgrown with low-level vegetation and scrub.

Pedestrian access to the site can be taken from Bury Road. The proposed vehicle access to the site is taken from St Mary's Court.

Planning

The site benefits from full planning permission (reference: 3PL/2024/0004/F) and listed building consent (reference: 3PL/2024/0005/LB), both granted by Breckland District Council in November 2024.

Permission is granted for the conversion of the church into five dwellings, retaining the structure of the building. Proposals feature 4no. three-bedroom houses, and a two-bedroom house within the church tower. Each dwelling will have its own access, either externally or from a communal foyer. Access to an information pack providing planning and technical information on the opportunities can be provided on request.

Tenure

The site will be sold Freehold with vacant possession on completion and is held under Title number NK308226.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, wayleaves, and easements whether or not specifically mentioned.

Services

Interested parties are advised to make their own enquiries regarding services capacities and connections.

Value Added Tax

The property has [not] been elected for VAT.

Method of Sale

The property is offered for sale by private treaty.

Offers should be submitted by email to Dominic Bryant at dominic.bryant@carterjonas.co.uk and should provide the following information:

- The identity of the Purchaser.
- The level of financial offer including the level of deposit to be paid on exchange.
- Proof of funding.
- Due diligence undertaken.
- Timeframe to exchange and completion.
- Details of the solicitor you will be using for this transaction.
- Confirmation of any further approvals required prior to exchange.

The Landowner reserves the right not to accept the highest, or indeed, any offer.

Viewings

Access to the site is strictly by appointment only and should be arranged through Carter Jonas.

The exterior of the property can be viewed from the public highway, and interested parties wishing to view will have to take appropriate care and attention. The Landowner and their Agent are not liable for the safety of parties inspecting the site.



Biodiversity Net Gain (BNG)

Should you require any information regarding Biodiversity Net Gain (BNG) or BNG units for this site, please contact:

David Alborough
Tel: 07824 590874
Email: David.Alborough@carterjonas.co.uk

Services

Interested parties are advised to make their own enquiries regarding services capacities and connections.

New Homes

For information regarding New Homes sales values, please contact:

Jason Capel
Tel: 07973 679823
Email: Jason.Capel@carterjonas.co.uk

Postcode

Nearest Postcode: IP24 3AP

what3words

[///fury.withdraw.contemplate](https://www.what3words.com////fury.withdraw.contemplate)

Should you require any further information please contact the Sole Selling Agents:

Dominic Bryant
Tel: 07393 269450
Email: Dominic.Bryant@carterjonas.co.uk

IMPORTANT INFORMATION

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