

RESIDENTIAL CONVERSION OPPORTUNITY
WITH BENEFIT OF PLANNING PERMISSION
& LISTED BUILDING CONSENT
FOR CONVERSION TO A SIZEABLE 4 BEDROOM RESIDENTIAL DWELLING



- Existing use – MIXED COMMERCIAL with large, 2 bedroom residential APARTMENT above (separately accessed) - Excellent visibility for business advertisement
- Potential to convert to a 4 bedroom dwelling with benefit of yard & off-road parking in convenient town location.
- Prominent Grade II Listed, late Georgian Premises
- **GUIDE PRICE: £215,000**

25 & 25A
London Road
King's Lynn
PE30 5PY

Folio: L/618tc



Location: King's Lynn is a busy historic market town situated in West Norfolk. The towns amenities serve a wide area covering North & West Norfolk, Northern Cambridgeshire and Southern Lincolnshire. The town is well connected with mainline railway to London Kings Cross via Ely & Cambridge and at A47 trunk road provides easy access to the nearby cities of Norwich & Peterborough. This well-known local premises occupies a prominent position fronting onto London Road – one of the main feeder roads into King's Lynn town centre.

Description: 25 London Road is a Grade II Listed late Georgian former private dwelling which was converted into a bank with manager's accommodation above. More recently the premises has been used as offices and by a local firm of undertakers. There is a particularly spacious two bedroom flat to the first floor with independent access at the side from London Road.

PLANNING FOR RESIDENTIAL CONVERSION:

The property has the benefit of planning permission & listed building consent for conversion of the property to a single residential 4 bedroom, 2 bathroom dwelling.

Grant of Planning Ref: 25/01197/F

Grant of Listed Building Consent Ref: 25/0198/LB

Please see attached to these particulars proposed plans & permissions. Any CIL obligations (if applicable) are the responsibility of the purchaser.

Current Accommodation:

Ground Floor – Commercial – NIA c.906 sq.ft

Canopy porch with entrance door to;

Hallway

Front Office 17' 6" x 15' 10" (5.33m x 4.83m)

Rear Office 11' 10" x 10' 11" (3.61m x 3.33m)

Rear Internal Hallway

WC

Kitchen

Rear Store 1 14' 1" x 12' (4.29m x 3.66m)

Rear Store 2 10' x 9' 2" (3.05m x 2.79m)

Residential Flat – NIA c. 1,200 sq.ft.

Ground Floor Entrance & Hallway. Stairs to;

First Floor Landing

Living Room 16' 8" x 15' 7" (5.08m x 4.75m)

Breakfast Kitchen 15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom 1 15' 7" x 14' 9" (4.75m x 4.5m)

Bedroom 2 11' 8" x 10' 3" (3.56m x 3.12m)

Bathroom

Parking, Access & Right of Way: There is vehicular parking available in the rear, hard surfaced yard. This area can be accessed via the coaching archway off London Road, or via the understood vehicular right of way from Hospital Walk over the neighbouring premises at the rear. That same neighbour has a pedestrian access down the right hand side to access adjoining courtyard garden.

Business Rates & Council Tax:

25 London Road – RV £5,000

N.B. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

25a London Road – Council Tax Band B

Services: All main services are understood to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

VAT: The purchase price is quoted net of VAT, if applicable.

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

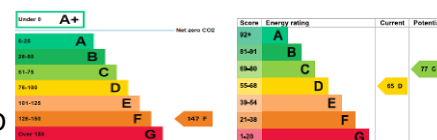
Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenure: Freehold

EPC:

25 London Road – F

25a London Road - D



Plans & Drawings: attached herewith are reproduced with the permission of the planning consultant. These are for illustrative purposes only.

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.

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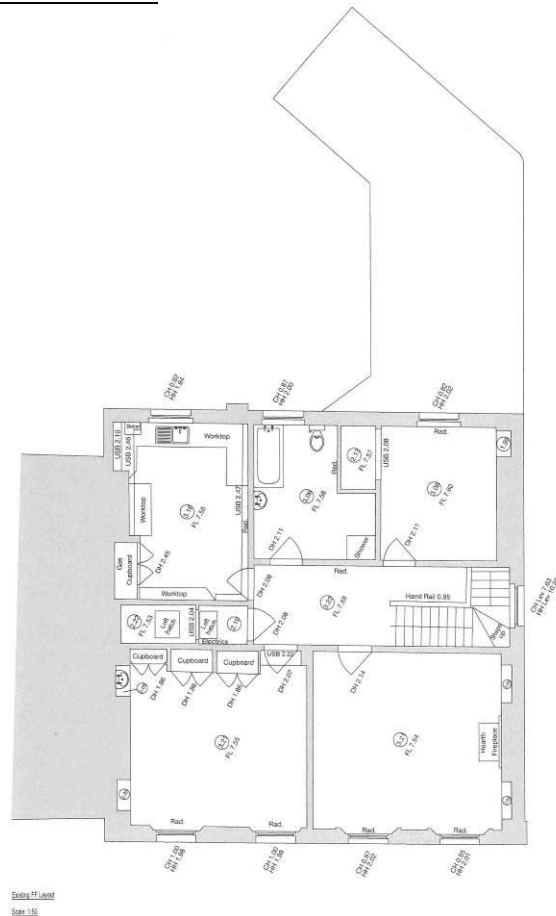
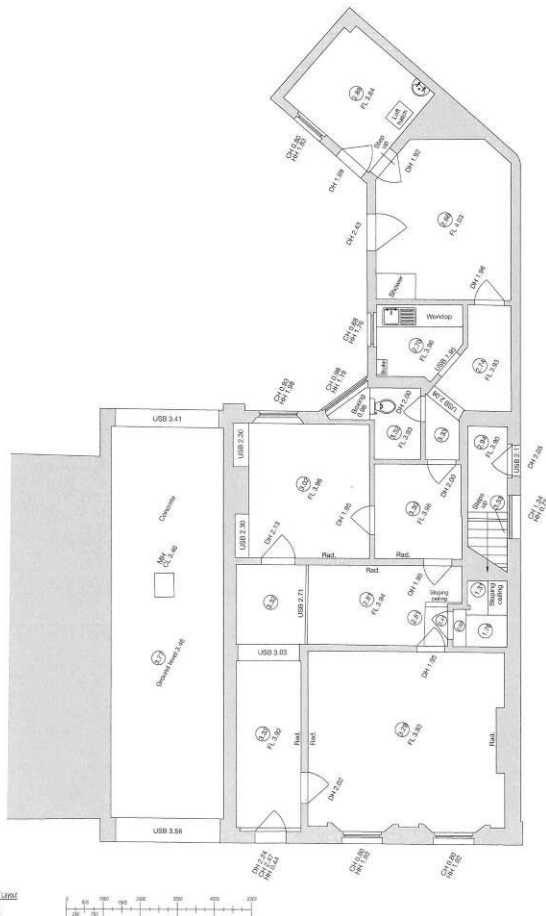
PRS Property Redress Scheme

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

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



EXISTING LAYOUT

Figured dimensions to be followed, do not scale off this drawing.
All dimensions and levels to be checked on site by Contractor.
Drawing errors and omissions to be reported to the Designer.
This drawing is to be used in conjunction with all relevant planning, building and other regulations and is not to be used for any other purpose without the written consent of the Designer.
This drawing is to be used for the purpose of Planning and Building Control Approval only.

Annotations:



Site Location: 25 & 25a LONDON ROAD, KING'S LYNN, PE30 5PY

Job Title: Conversion of Building to Dwelling

Client:

Drawing Name: EXISTING LAYOUTS

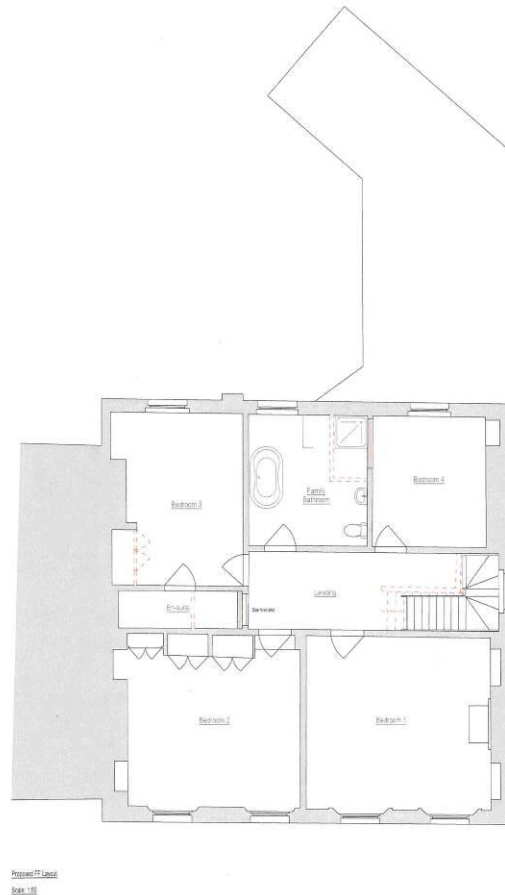
PLANNING

Drawn by: AL Date: 04/11/22

Checked by: Date:

Drawing Scale: As Shown

Sheet No: 24-067-PL-01A

PROPOSED LAYOUT

Figured dimensions to be followed, do not scale off this drawing.
All dimensions and levels to be checked on site by Contractor.
Drawing errors and omissions to be reported to the Designer.
This drawing is to be used in conjunction with all relevant planning, building and other regulations and is not to be used for any other purpose without the written consent of the Designer.
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Annotations:



Site Location: 25 & 25a LONDON ROAD, KING'S LYNN, PE30 5PY

Job Title: Conversion of Building to Dwelling

Client:

Drawing Name: PROPOSED LAYOUTS

PLANNING

Drawn by: AL Date: 04/11/22

Checked by: Date:

Drawing Scale: As Shown

Sheet No: 24-067-PL-04A

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

Borough Council of
**King's Lynn &
West Norfolk****NOTICE OF DECISION - GRANT OF PLANNING PERMISSION**

Reference No: 25/01197/F

Application
Registered: 29 July 2025

Parish: King's Lynn

Details: Conversion of former commercial funeral directors use to single dwelling. at Andrew Francis 25 London Road King's Lynn Norfolk PE30 5PY

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:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out using only the following approved plans:
 - * Location Plan and Site Plans 24-067-PL-03A
 - * Proposed Layouts 24-067-PL-04
 - * Shed – Proposed Layouts & Elevations 24-067-PL-05
3. 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 (ref 25 & 25C London Road Kings Lynn Level 2 Scoping Study Flood Risk Assessment Report: IE24/104; dated 10 January 2025; submitted J P Chick & Partners Ltd) and stated below:
 - * The finished ground floor level within the development is raised as high as reasonably practicable,
 - * Flood resilient construction measures should be incorporated into the structure up to a level of 5.86m AOD,
 - * No ground floor sleeping accommodation.

The Reasons being:

1. 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.
2. For the avoidance of doubt and in the interests of proper planning.
3. 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
23 September 2025

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

Chief Executive –

1. Because of its location in an area at risk of flooding it is suggested that the occupiers:
 - * 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 . telephone number 

ENVIRONMENT AND PLANNING

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e-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**

**NOTICE OF DECISION - GRANT OF LISTED BUILDING CONSENT**

Reference No: 25/01198/LB

Application
Registered: 16 July 2025

Parish: King's Lynn

Details: **Listed Building Application: Conversion of former Commercial use to Single Dwelling. at
Andrew Francis 25 London Road King's Lynn Norfolk PE30 5PY**

The Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent 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:**

1. This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.
2. This Listed Building Consent relates only to works specifically shown on the approved drawings listed below. Any other works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved in writing, before work continues:

24-067-PL-04A: Proposed Layouts – Submitted on 9 September 2025.

3. All works shall be carried out in such manner that no unnecessary damage is caused to the fabric or decorative features of the building, and any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.
4. Prior to instalment, details of all new and replacement gutters and down pipes, soil pipes, vents, flues and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. Installation shall be carried out in accordance with the approved details.
5. Prior to installation, detailed plans of the proposed staircase, including altered ceiling and floor areas, and fixing arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
6. All details and features contained within the cupboard spaces to be retained and incorporated within the layout, when fitted out as an ensuite to bedroom 3.

The Reasons being:

1. To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
3. To ensure that the fabric of the Listed Building is properly protected during the works in accordance with the principles of the NPPF.
4. To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
5. To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
6. To ensure that such details are retained in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

Assistant Director
Environment and Planning
On behalf of the Council
10 September 2025

1. This Listed Building Consent does not imply approval of the corresponding planning application reference 25/01197/F and works may not be undertaken unless or until both consents are in place.

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.

The case officer who dealt with this application was | , telephone number