



View from the South East

'Fabulous Renovation and Conversion Opportunity'
St Mary The Less, Thetford, Norfolk | IP24 3AU

FINE & COUNTRY



Interior looking East

This opportunity is not to be missed. This fabulous Grade II* listed redundant church has amazing potential for conversion to five units, subject to planning consents. Restoration to the tower has already been completed that attracted substantial grants from Historic England, but there is scope to carry the conversion further. The vendor is prepared to offer support to the purchaser with respect to obtaining the relevant approvals. Correspondence with Breckland Council available. Good relations with Historic England.



Interior looking South East



Interior looking North West



-
- Fabulous Renovation and Conversion Opportunity
 - Wonderful Grade II* Church
 - Proposed Conversion to Five Units - Subject To Planning Approval
 - Full Restoration Already Carried Out To The Tower
 - Buyer to Apply For Planning
 - Current Vendor Prepared to Provide assistance to a Buyer to Obtain the Planning and Listed Consents

The History

This medieval church, with origins that may be Saxon, still stands today and much of its history is seen in the architectural features on display. Some of the stained-glass windows, designed by Ward and Hughes are stunning. The Nave, Tower and Chancel give glimpses of past history.

When the current owners acquired the church and churchyard in 2014 much was derelict. The owner has, through grant application and determination, been able to secure funds and complete the renovation of the mediaeval tower. Inside it is devoid of its furnishings awaiting transformation into its new lease of life.

The tall tower arch dates back to 1400. The nave is crowned by a fine roof constructed in pitch pine in 1878. It has hammer beams with traceried spandrels resting upon stone corbels, designed by Edward Boardman.

The approach to the restoration work on the tower has ensured its future safety and stability with a view to conversion to residential use which Historic England and the local authority support.



Interior looking West, Fulmerston monument on the left.



Re-designed space at top of Tower. Potential for viewing platform



Top of staircase to Tower

The Plans

Five homes are suggested.

It is envisaged that the floor of the new units to be constructed within the church will be raised to a higher level so that views through the glazed window openings can be enjoyed by future residents.

This really is a project of distinction.

The history is immense and the current owner's dedication to restoring the church is key to ensuring that its site will survive.

Interesting wall monuments and historic ledger stones should be retained, including the famous Fulmerston Monument.

The main access to the new properties will be through the historic South porch entering a dramatic daylit space where the scale and character of the original church will be preserved.

It is expected that the units will be arranged as follows:

- One house in the Tower
- One house in the Chancel
- Two generous houses in the Nave with double height spaces
- One in the North aisle

The 'common parts' of the development are located on the south side of the nave and incorporate the Fulmerston monument.

The churchyard will become an amenity for the residents.

The site is ready for the next stage in its development.

This really is a project for someone to create new homes of distinction in the area.

Close to Thetford town centre, the setting has a rural feel. There are trains from Thetford to Norwich, Cambridge, Ely, and London. The road network serves all major towns and cities including access to London, Norwich and Cambridge. By rail, Cambridge is 40 minutes away.

Thetford is a market town and civil parish in the Breckland district of Norfolk, England. St Mary The Less stands immediately south of Bury Road. The site is surrounded by wooded burial ground, bounded on the west side by St Mary's Court.

Agents Notes

Tenure: Freehold

Local Authority - Breckland District Council

Directions: The property is located south of the Bury Road in Thetford and can be located by the Fine & Country For Sale boards.

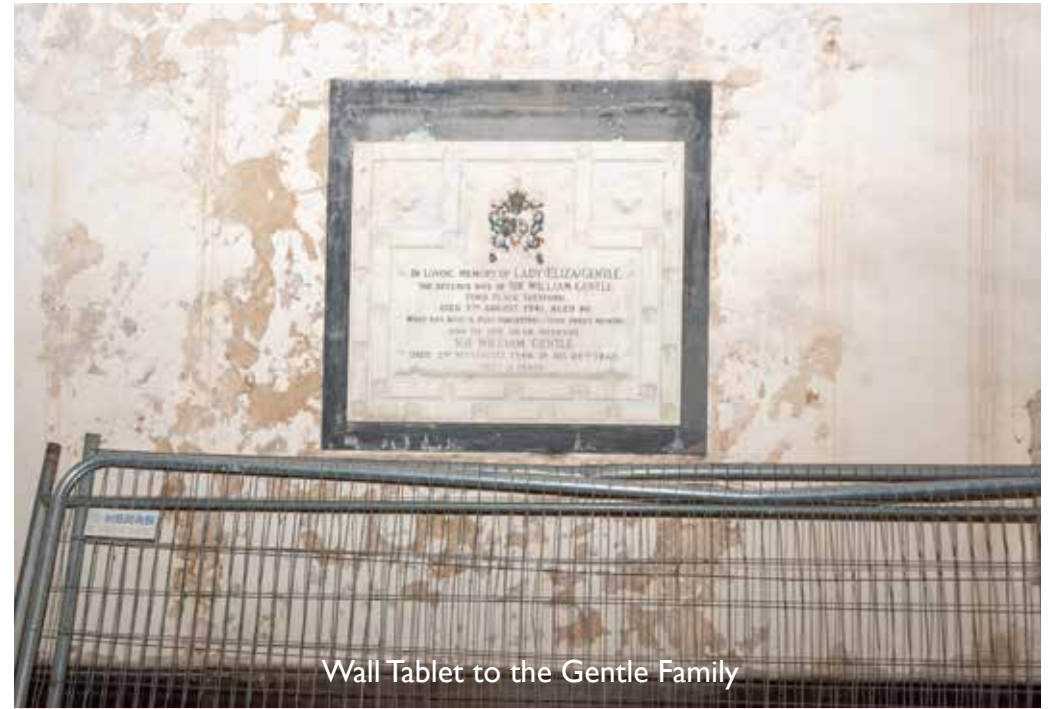
What 3 Words Location - "rests, pricing, dissolves"



Norman Doorcase and remains of Norman walling



Ledger Stone



Wall Tablet to the Gentle Family



Former Chancel



Fulmerston Monument

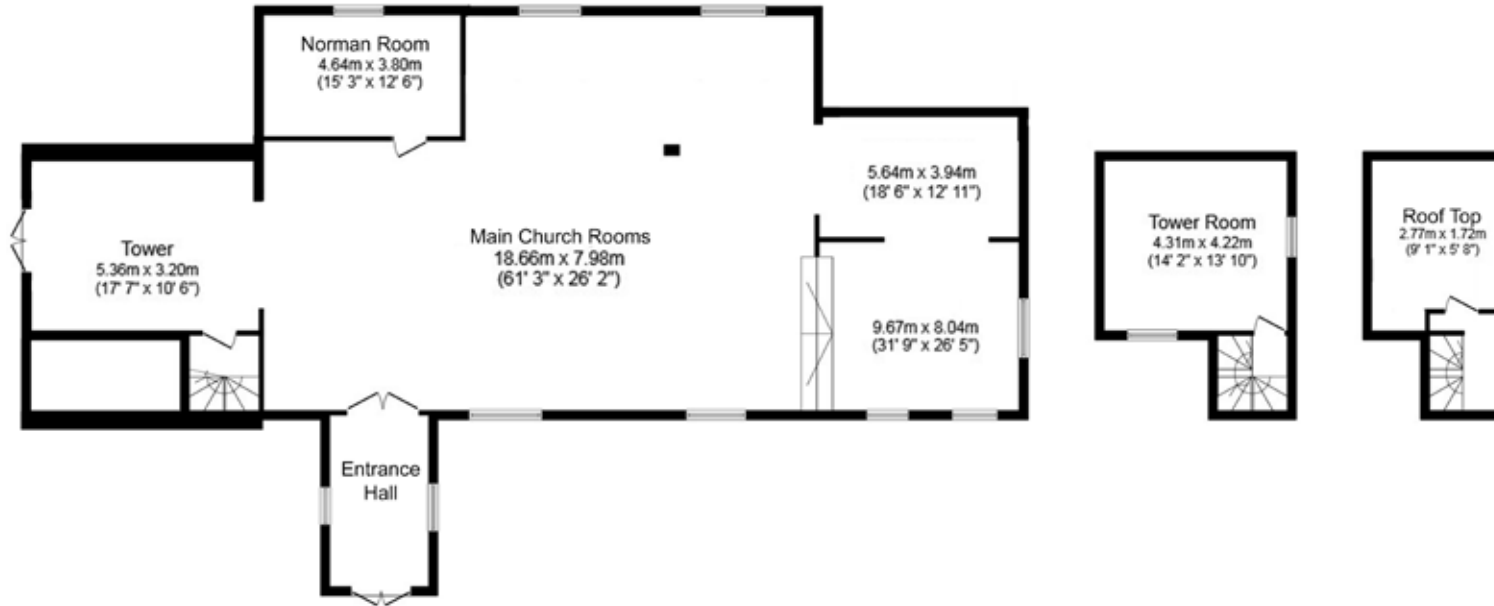


St Mary's Church Tower before Restoration



Repaired. Tower of St Mary The Less Church, Thetford

Property - DIS4195
Approx. Internal Floor Area - 2355 Sq ft / 218.8 Sqm



For identification purpose only. Not to scale.
Copyright © patchphoto@outlook.com 2021
Produced for Fine & Country



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, 15B Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FA.



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

