



Forncett St Peter Methodist Church

Long Stratton Road | Forncett End | Norwich | Norfolk | NR16 1HR

For Sale by Private Treaty

Description

Forngett St Peter Methodist Church is a unique property located in the heart of the popular south Norfolk village of Forngett End.

The property offers the opportunity for those wishing to use the site for religious purposes or other community facility / local service or, longer-term redevelopment of the site, subject to planning. Please refer to the section on planning in these particulars.

The property comprises a detached building originally built in circa 1865. It is constructed of brick under a clay tile roof with later extensions to the side and rear of which part has a flat roof.

Access to the property is direct off Long Stratton Road over a concrete drive, through a gated entrance which turns to the west side of the Church to an open parking area laid to shingle. Boundary fences have been erected to demark the extent of the plot which is shown outlined red on the site plan.

In all, the plot extends to 0.078 Hectares (0.193 Acres).

The property comprises the following:

Double Front Doors into:

Inner Entrance Lobby: Internal timber framed and single glazed lobby structure with flat roof. Two sets of internal double doors leading left and right into:

Main Church / Sanctuary: 15.82m x 10.65m (including the inner lobby area). An open space with 6.1m ceiling height. Rows of fitted timber pews. Raised platform area at the southern end consisting of the pulpit with large pipe organ. Two single doors on either side of the organ with step down leading to:

Hall: 9.24m x 4.16m. Carpet flooring. Fitted access ramp with handrails. Door on eastern wall to outside. Serving hatch from kitchen. Single door leading to:

Store Room: 0.93m x 3.76m.

Rear / Side hallway: L-shaped. Doors to Hall, Sanctuary, Kitchen, WC with door to outside parking area.

Kitchen: 3.42m x 3.05m (max). Kitchen comprising fitted base units with laminate worktop with tiled surround and fitted stainless steel sink with draining board. Small wall mounted hand basin. Wall mounted electric fan heater. Space for freestanding cooker with wall mounted extractor fan above. Small built-in larder cupboard. Serving hatch to Hall.

WC: 1.61m x 2.59m (max) / 2.20m (min). WC, wall mounted hand basin with tiled surround. Night Storage Heater.

Loft Space: above full extent of the Sanctuary and accessed externally via door on the southern gable wall.

In all the total floor area of the building is approximately 227.85 m2 (2,452 sq. ft.).

Location

The property is located in the heart of the village of Forngett End. Forngett End is located between Forngett St Peter, Tacolneston and Bunwell and is approximately 12 miles to the south-west of the City of Norwich. The property is accessed off Long Stratton Road.

A range of local services are available in the immediate locality including pub, village hall, primary schools and takeaways as well as attractions such as The Norfolk Tank Museum and Forngett Industrial Steam Museum.

Directions

From Norwich, head south west of the B1113 (Norwich Road) towards New Buckenham/Swardeston and Keswick. Follow the B1113 for approximately 10 miles in total, passing through the villages of Swardeston, Mulbarton and Tacolneston. As you come to the end of Tacolneston village turn left at the crossroads (just before The Jolly Farmers Pub) onto Long Stratton Road. Follow the road for approximately 200 yards and bear left keeping on Long Stratton Road for a further 100 yards. The property will be found on your right as indicated by the For Sale sign.

Postcode: NR16 1HR | **What3words:** ///ballots.cheetahs.vanish

General Remarks and Stipulations

Viewing

By appointment only.

Method of Sale

The property is offered for sale by private treaty as a whole with a **guide price of £150,000.**

Tenure & Possession

The property is sold freehold with vacant possession on completion. The property is registered under Land Registry Title Number NK377583.

Overage Clause

The property is offered for sale subject to an Overage clause should any planning permissions for an alternative use outside of use class F1 or for community use purposes be granted. The Overage will be for a period of 50 years requiring 50% of any increase in value to be paid to the Vendor.

Services

The property benefits from mains electricity and mains water. Drainage is to a septic tank. Electric heating.

Council Tax / Business Rates

Neither are payable due to the current use of the property.

Rights of Way, Easements, Wayleaves & Covenants

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not. In particular, a right of way at all times and for all purposes will need to be reserved over part of the entrance for access to the retained burial grounds.

Authorities

South Norfolk District Council: 01508 533701

Anglian Water: 03457 919155

UK Power Networks: 0800 029 4285

Planning

Due to the building's use as a church, it is classified as a "Community Facility" and current planning policy seeks to avoid the loss of such sites. However, where it has been demonstrated that adequate other facilities exist within a reasonable distance and the use as such is no longer viable, and cannot be made viable, then a change of use may be considered.

Before a change of use can be considered, it is expected that the property should be marketed at a realistic price as a community facility for a period of at least 6 months. For anyone who has a proposed community use for the site, even if different to the current use as a church, please contact the agents to discuss the matter further.

Interested parties are advised to make their own enquires in respect of any planning and development opportunities for the property.

VAT

No VAT will be due on the sale.

Money Laundering Regulations

Under Money Laundering Regulations we are required to check the identity of the successful purchaser.

Particulars and Plans

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

Disputes

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

Important Notice These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/ verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated July 2025; Particulars dated July 2025.

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Offices at Aylsham and Norwich

Arnolds | Keys