



FOR SALE BY INFORMAL TENDER
SOMMERFELD AND THOMAS WAREHOUSE AND GRAIN SILO SITE,
SOUTH QUAY, KING'S LYNN, PE30 5DS

0.30 HA (0.73 ACRE) BROWNFIELD REDEVELOPMENT OPPORTUNITY IN PRIME WATERFRONT LOCATION



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

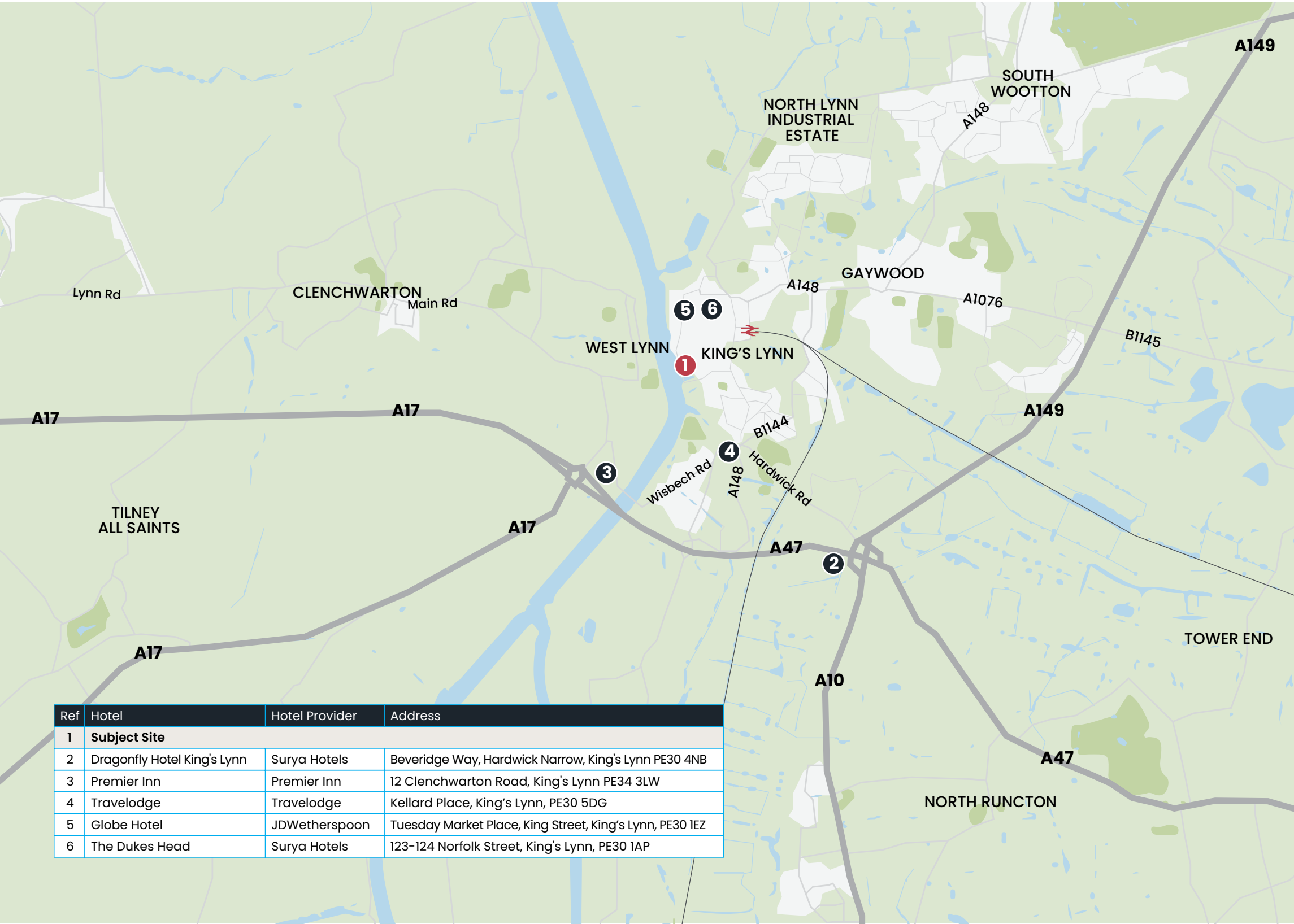




Opportunity

- Rare redevelopment opportunity in a central location, in the historic market town of King's Lynn
- Attractive location directly overlooking the waterfront of the River Great Ouse and South Quay
- Unique property consisting of a Grade II listed former warehouse and cleared brownfield land, measuring 0.73 acres
- Property is owned freehold by the Borough Council of King's Lynn and West Norfolk
- Central to the borough council's aspirations for the King's Lynn Riverfront Regeneration Area and the vision set out in the King's Lynn Town Investment Plan
- Redevelopment potential for a mix of uses, including commercial and leisure to activate the waterfront





Ref	Hotel	Hotel Provider	Address
1	Subject Site		
2	Dragonfly Hotel King's Lynn	Surya Hotels	Beveridge Way, Hardwick Narrow, King's Lynn PE30 4NB
3	Premier Inn	Premier Inn	12 Clenchwarton Road, King's Lynn PE34 3LW
4	Travelodge	Travelodge	Kellard Place, King's Lynn, PE30 5DG
5	Globe Hotel	JDWetherspoon	Tuesday Market Place, King Street, King's Lynn, PE30 1EZ
6	The Dukes Head	Surya Hotels	123-124 Norfolk Street, King's Lynn, PE30 1AP

Location and Situation

The property is located in the market town of King's Lynn, overlooking the river Great Ouse on South Quay. South Quay is within walking distance of the King's Lynn centre. King's Lynn is host to a train station with direct links to both Cambridge and London King's Cross. The town is primarily accessed by road, mainly via the A47. The King's Lynn waterfront has been earmarked for regeneration, in policy 9.1.5 E1.8 KLR of The King's Lynn and West Norfolk Local Plan Review (2016–2036). The vision being that the property would provide the key to unlocking the waterfront's future potential, activating the area and leading to further regeneration.

Vendor Objectives

The Borough Council of King's Lynn & West Norfolk seeks to invite proposals that will deliver the objectives for the property, set out below, and give confidence of deliverability.

- Comprehensive and complementary redevelopment of the property to deliver the wider regeneration ambition of the historic and currently underutilised waterfront in King's Lynn.
- Ensure development is delivered on the property and the borough council's objectives are met in a timely way.
- Bring to life a redundant part of the waterfront through the introduction of a range of uses, including commercial and leisure, that will attract new visitors, create a sense of place and, boost the town's night-time and leisure economy.
- Retention and enhancement of historic Grade II listed Sommerfeld and Thomas warehouse building.
- Act as a catalyst for investment and development in the town centre and surrounding area.
- Enable the council to realise its investment in the property.
- To create a seamless and compelling interface with the provision of new public realm to the south of Devil's Alley (due to complete March 2026).
- Support wider vision and objectives of the Town Investment Plan and the wider programme of works benefitting from funding through the Towns Fund.

Description

The property is owned on a freehold basis by the borough council and totals c.0.30 Ha (0.73 acres). Historically the property comprised two parcels, as described below. The council expects bidders to deliver both parcels together as part of a comprehensive redevelopment of the property.

Sommerfeld & Thomas former warehouse – Comprising a Grade II listed 18th century warehouse. Works to complete repairs to the listed Sommerfeld and Thomas building and to remove a large 1950's steel portal framed building have been completed in 2023, leaving the building in a safe and secure state. This part of the property totals 0.17 Ha (0.41 acres). Title no. NK322916.

Former Grain Silo Site – The area has been cleared, with the exception of the foundations of the silo bases. This part of the property totals 0.13 Ha (0.32 acres). Title no. NK318519.

The property is bordered to the south by Devil's Alley, a historic path through to Nelson Street and South Quay. It is located near the town's medieval core that includes a Minster (origins 12th century) and streets with significantly architecturally valuable built heritage, including Hampton Court which is located directly to the east of the property. The area is popular with tourists and features on King's Lynn tourist walking routes. The River Great Ouse is located to the west of the property and the river wall forms part of the flood defences for King's Lynn.



Property requirements and use

In the context of a renewed focus on the success of town centres, the borough council is keen to identify a partner to deliver a range of uses, including commercial and leisure, that will attract new visitors, create a sense of place and boost the town's night-time and leisure economy and catalyse further regeneration of the waterfront area as set out in the recently endorsed Town Investment Plan.

The council would expect proposals to meet the objectives set out above and would expect proposed uses to take account of the planning policy as described below.

Planning History

Sommerfeld & Thomas former warehouse

There is no planning history on this part of the property, other than the application to remove the steel portal framed building and make repairs to the warehouse.

Former Grain Silo Site

An application was submitted in 2006, for a 39 bedroom hotel and ancillary accommodation. Reference No. 06/01073/FM and 06/01074/CA. A further application for a mixed-use development was submitted by Landway Homes (King's Lynn) Ltd for 66 flats with ground floor space for offices, retail, a non-residential institutional use and assembly and leisure. This was submitted in June 2008 and subsequently withdrawn in August 2008.

McCarthy & Stone submitted the most recent planning application on the Grain Silo Site in for 51 unit care home in 2014, planning was refused in the first instance and later granted at appeal. Reference No. 14/00534/FM.

Planning Potential

The property was allocated in the 2016 Property Allocations and Development Management Policies Plan as an area for potential residential development (Policy E1.8). In this allocation there was a preference for the retention of Devil's Alley and emphasises on the importance of sensitive design and massing.

The property also features in The King's Lynn & West Norfolk Local Plan Review 2016 – 2036 (pre-stage submission 2021), Policy 9.1.5 E1.KLR. Although there is reference to residential uses in the allocation the borough council will strongly consider overarching policy E1. KLR which states the following uses would be widely acceptable for development across the Waterfront Regeneration Area:

- Residential
- Commercial/Offices
- Cultural
- Cafés/Restaurants
- Shops
- Community uses
- Open space
- Entertainment/Recreational/Leisure activities

The property has been included within The King's Lynn and West Norfolk Local Plan Review (2016–2036) documentation as part of the waterfront regeneration area (Policy 9.1.5 E1 KLR). The policy has aspirations for a high calibre mixed use scheme that maximises the use of the brownfield elements of King's Lynn, utilises the potential of the river front area and increases the King's Lynn day and night time economies for both residents and tourists.



King's Lynn Town Investment Plan and the Towns Fund

The property has been identified as part of the Town Investment Plan, and will benefit from funding made available through the Towns Fund.

The Towns Fund is providing resource to create a new public space and dryside facilities for the visitor pontoons on the site to the south of Devil's Alley and the borough council would invite bidders to propose ways in which this public investment could be enhanced and integrated into the redevelopment strategy for the property.

Southern half of the Former Grain Silo Site

This site lies to the south of the historic path known as Devil's Alley. The site has been cleared and totals 0.17 Ha (0.42 acres) and is owned freehold by the council. The site has been earmarked to provide a high-quality public realm area (the property is adjacent to the Millfleet) and is the focus of the Towns Fund funding.

It is envisaged that this area could provide an opportunity for attracting footfall from the town centre and provide an avenue to the southern waterfront area where high quality outdoor (or partially covered) space could be used for informal food and drink/ street food/ temporary entertainment. Play equipment and new planting is also being incorporated. The works are due to complete in March 2026.







Survey works

Extensive surveys of the property have already been undertaken to assess the ground conditions, archaeology, services and drainage. A full list of all information available is outlined below.

- Property Investigation
- Geotechnical Investigations
- Wall Inspection Report
- Flood Risk Assessment
- Drainage Strategy
- Demolition Report
- Desktop Utilities Search
- Historic Environment Desktop Study
- Topographical Survey
- Inspection/report on Millfleet Wall
- Underground Utilities Survey
- Underground Voids and Structures
- CCTV Drainage Survey
- Archaeological Report
- Ground Penetrating Radar survey (GPR)

Services

It is the responsibility of each bidder to confirm the availability of services.

Tenure

The property is owned freehold by The Borough Council of King's Lynn & West Norfolk.

VAT

We understand the property is not elected for VAT purposes; therefore VAT will not be charged on the sale price [TBC].

The borough council has a preference for disposing of the property on a long leasehold basis, with the potential to receive revenue. However, the council would also consider other arrangements, such as Joint Venture or freehold purchase, and all offers will be considered.

Further information

Further technical and legal information relating to the property is available on the dedicated data room.

To register interest, gain access to the data room, arrange a viewing and for any further information please contact:

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INVEST
IN KING'S LYNN
& WEST NORFOLK

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

