



Sommerfeld & Thomas Warehouse, South Quay, King's Lynn PE30 5DS
0.28 ha (0.68 ac) Brownfield Redevelopment Opportunity in Prime Waterfront Location

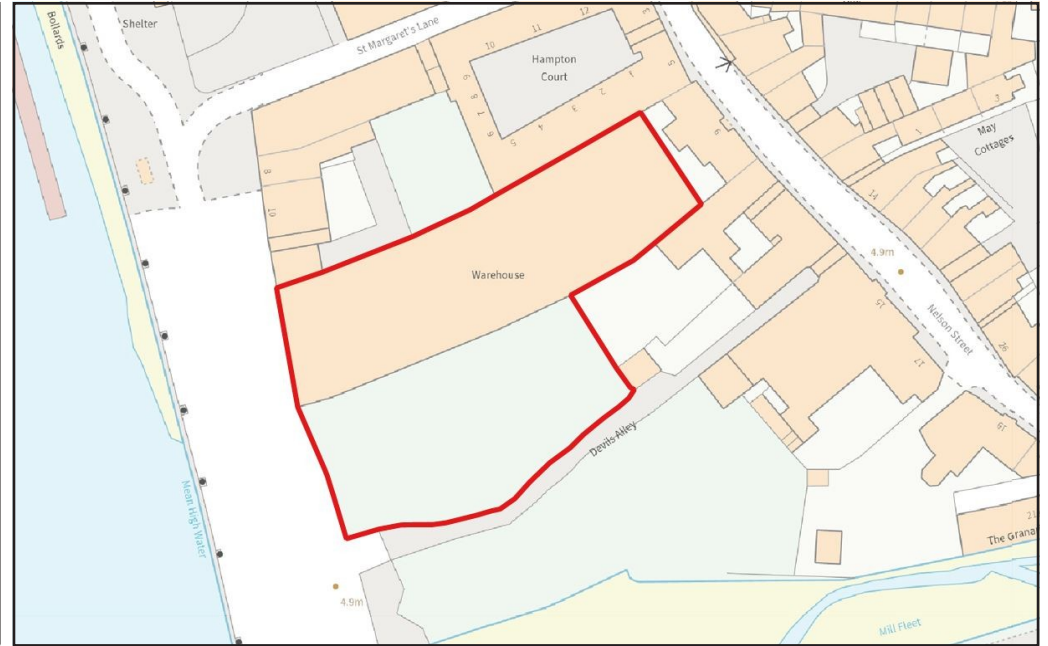
BROWN & CO





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 0.68 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 Ten Year Vision For the Pride in Place Programme and King's Lynn Masterplan
- Redevelopment potential for a mix of uses, including commercial and leisure to activate the waterfront



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 Town Centre. King's Lynn is host to a train station with direct links to Cambridge and London King's Cross. The town is primarily accessed by road, mainly via the A47. The King's Lynn waterfront is earmarked for regeneration, in Policy E1.KLR - King's Lynn Riverfront Regeneration Area of The King's Lynn and West Norfolk Local Plan (2021-2040). 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.

DESCRIPTION

The property is owned on a freehold basis by the borough council and totals c.0.28 ha (0.68 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 0.15 Ha (0.37 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's located near the town's medieval core that includes a Minster (origins 12th century) and streets with significant architecturally valuable built heritage, including Hampton Court 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.

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.
- 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 uses, including commercial and leisure, that will attract new visitors, create a sense of place and, boost the town's nighttime and leisure economy.
- Retention and enhancement of historic Grade II listed Sommerfeld and Thomas warehouse.
- 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 (designs developed for the Riverfront Regeneration Area within the King's Lynn Masterplan).
- Support wider vision and objectives of the King's Lynn Ten Year Vision For the Pride in Place Programme and King's Lynn Masterplan.

PROPERTY REQUIREMENTS AND USE

With a focus on the success of town centres, the borough council wishes to identify a partner to deliver 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 King's Lynn Ten Year Vision For the Pride in Place Programme and King's Lynn Masterplan. The council expects proposals to meet the objectives set out above and for 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.



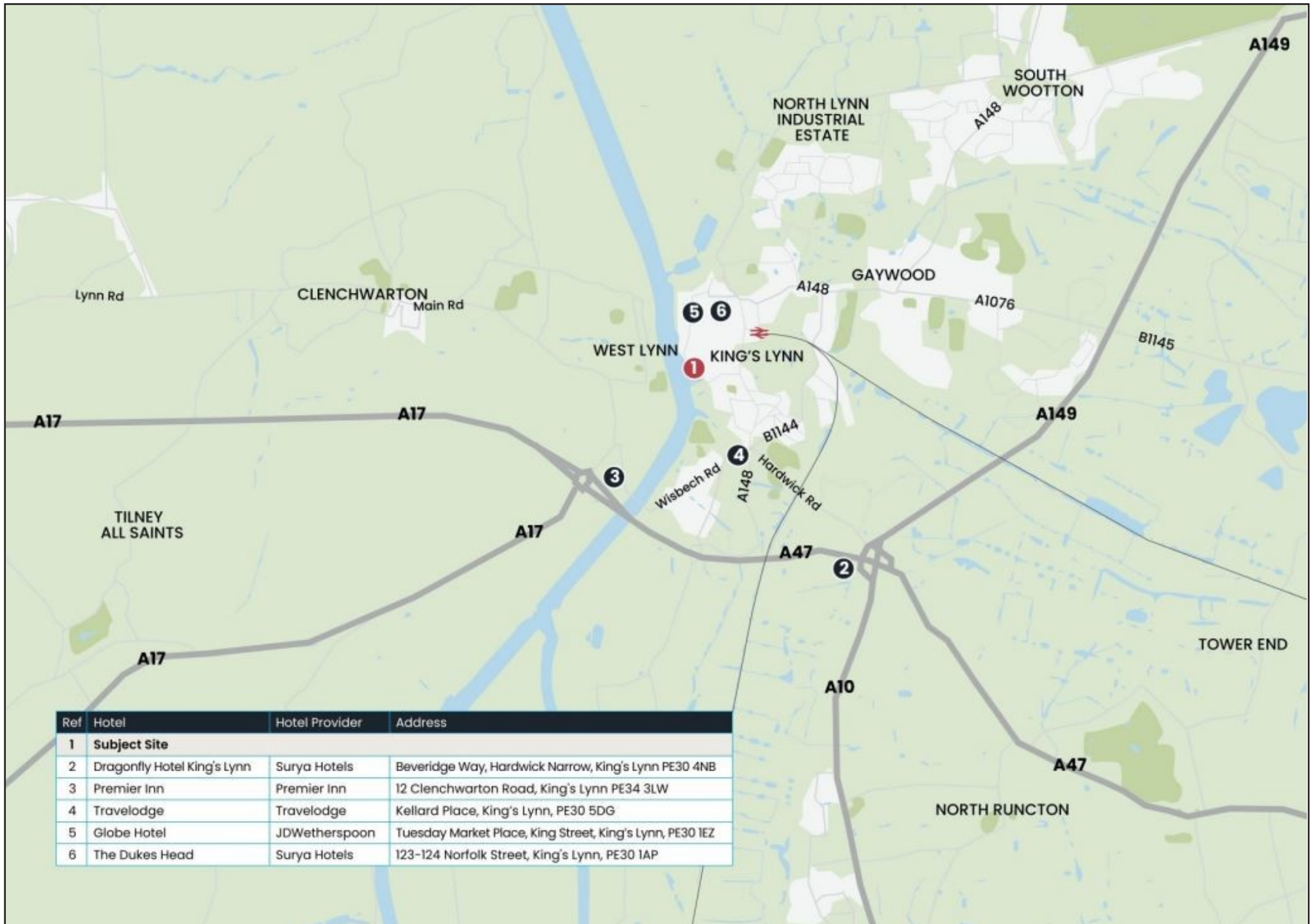
PLANNING POTENTIAL

The property is allocated as an area for potential residential development (Policy E1.8). In this allocation there is a requirement for the retention of the Grade II listed Warehouse and Devil's Alley as a Public Right of Way with emphasises on the importance of sensitive design and massing. The property is also within Policy E1.KLR: King's Lynn Riverfront Regeneration Area. 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 (2021-2040) documentation as part of the waterfront regeneration area (Policy E1.KLR). The policy has aspirations for a high calibre mixed use waterfront area 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.





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

KING'S LYNN TEN YEAR VISION FOR THE PRIDE IN PLACE PROGRAMME AND KING'S LYNN MASTERPLAN

The riverfront, including the property, was previously identified as part of the Town Investment Plan. The Towns Fund is providing resource to create dryside facilities for the visitor pontoons on South Quay to the north of the Sommerfeld & Thomas site, due for completion in 2026 as well as sensitive restoration and reuse of the Custom House on Purfleet Quay. The King's Lynn Riverfront Regeneration Area continues to be a priority within the recently endorsed King's Lynn Ten Year Vision for the Pride in Place Programme as well as the King's Lynn Masterplan.

The Borough Council has commissioned a comprehensive masterplan to guide the regeneration and future development of King's Lynn over the next 20 years. The southern half of the Former Grain Silo Site, lying to the south of the historic path known as Devil's Alley, has been cleared and totals 0.17 Ha (0.42 acres) and is owned freehold by the council. This forms part of the wider public realm design emerging from the Masterplan for the riverfront area. For King's Lynn's riverfront, the focus is on creating a resilient, sustainable public realm that enhances connectivity and activates the waterfront. The strategy introduces green infrastructure, improved pedestrian routes, and spaces for leisure and socialising, while respecting the town's historic character and integration with the town centre. The emerging design envisages a coherent and joined up public realm from Purfleet Quay and Kings Staithe Square to the north, through South Quay and the Sommerfeld & Thomas and Silos/Devils Alley site through to Boal Quay, connecting to the Southgates Regeneration Area to the south/east and Harding's Pits to the south.

Devil's Alley (Southern Silos Site) is envisioned as a community garden that integrates raised beds for urban growing, informal play, and public art, while activating the alley with a pop up structure to support local businesses. The design aims to promote natural surveillance, and will look at introducing safety lighting, creating a secure and welcoming environment. 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.

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

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

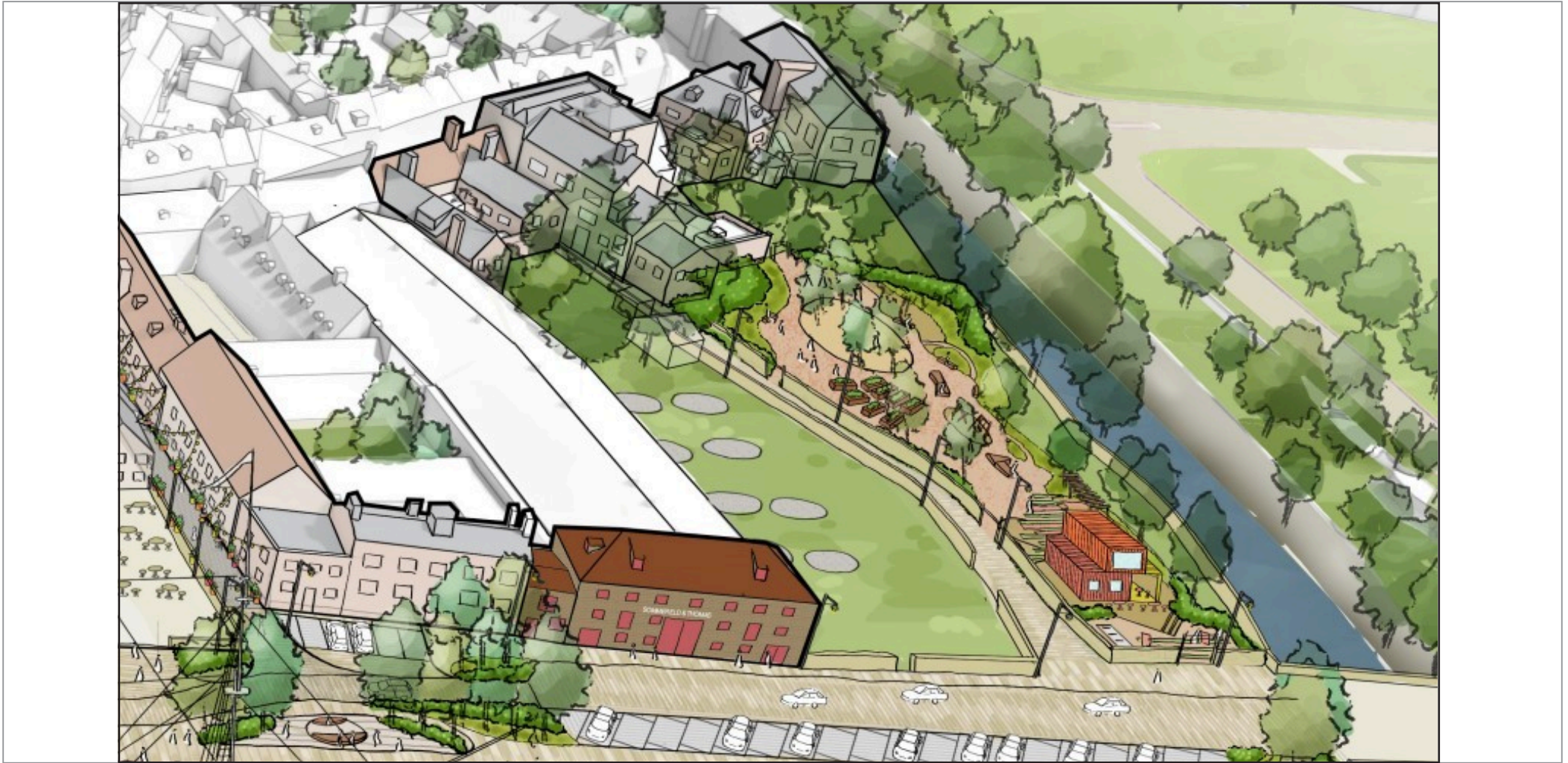
Further technical and legal information relating to the property is available on the dedicated data room. To register interest, gain access to the data room, arrange a viewing and for any further information please contact:

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