

# The White Horse

Market Place, Kenninghall, Norfolk, NR16 2AH

**FREEHOLD / Offers in Excess of £400,000 PLUS VAT  
RESIDENTIAL DEVELOPMENT OPPORTUNITY**

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes



01908 731 320

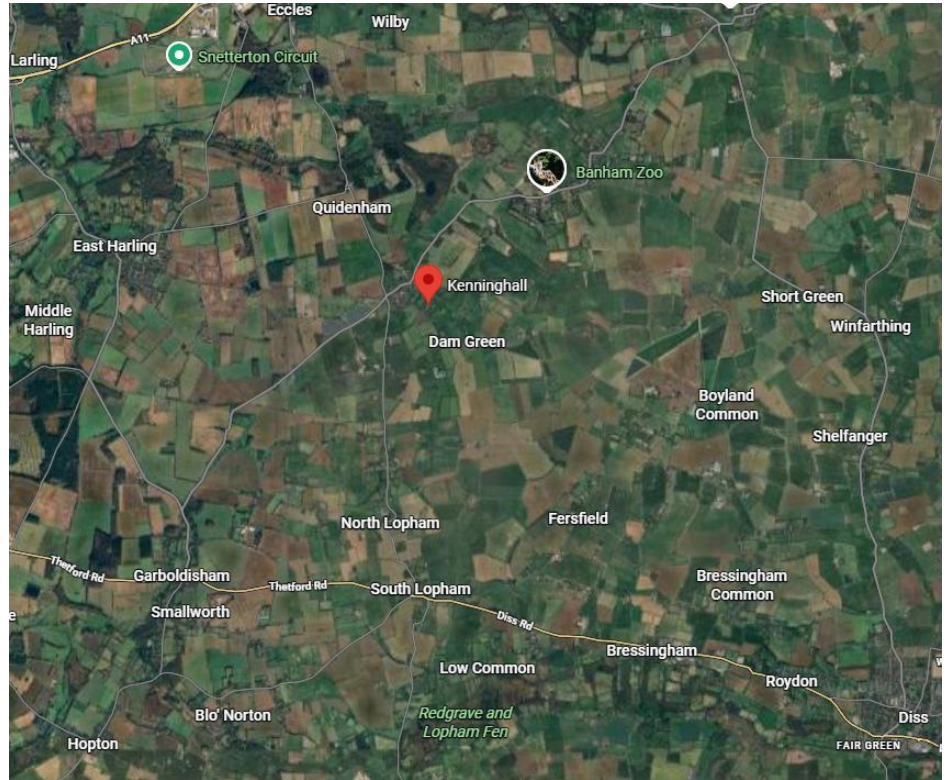
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# Site Location

## SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE PLAN FOR EXTENT OF OWNERSHIP



# The Property

## THE PROPERTY

### Opportunity

A unique opportunity to acquire this historic building in the centre of the affluent and popular village of Kenninghall. The property occupies a prominent position in the Market Place. The property has a wealth of historic features throughout, including timber framing, fireplaces and large windows.

### Location

The property is situated on the northern side of Market Place. Kenninghall is situated approximately 11 miles east of Thetford, 8 miles north west of Diss and 7 miles south of Attleborough.

### Arrangement

The principal building is of red brick construction and of two parts, the left hand side which has direct access out onto Market Place, and the right hand side of the building forming the gable end which has a slightly raised floor level and returns to form the boundary along Quidenham Road.

The main bar area is in the left hand side of the building, with a large central fireplace and bar servery to the rear of the room. A restaurant/function room space is elevated within the right hand side of the building. Back of house and ancillary areas including a large commercial kitchen and above ground cellarge can be found at the rear.

The former manager's accommodation is laid out across the first and second floors and a number of rooms have also provided letting room/B&B accommodation.

A customer car park is located at the rear of the site, with access off Quidenham Road. A trade garden laid to lawn and bounded by a brick wall on all sides can be found beyond.

The property also has the benefit of planning and listed building consents and therefore, a prospective purchaser would be entitled to pursue this as a new commercial venture or residential development opportunity.



## PLANNING

### Residential Development

Breckland Council granted planning permission and listed building consent for a development described as "Change of use of the existing building into two dwellings, and the erection of a single storey dwelling on land at the rear together with landscaping and the reconfiguration of the car park" on 21st November 2025.

The Council's reference numbers are PL/2025/1167/FMIN (planning) and PL/2025/1173/LB (listed building consent).

The planning permissions permit the internal works, reconfiguration, partial demolition and extensions to facilitate the conversion of the property into two houses.

The first house comprises 4 bedrooms and measures 271sqm (2,915sqft). The second house would have 3 bedrooms and measure approximately 212sqm (2,281sqft). Both span three floors and provide well appointed living accommodation making the most of the building's character and historic features.

In addition to the conversion opportunity, a new single storey 2 bedroom dwelling (75sqm / 807sqft) would be located on land at the rear and has been designed in a sympathetic manner to match the character of the area.

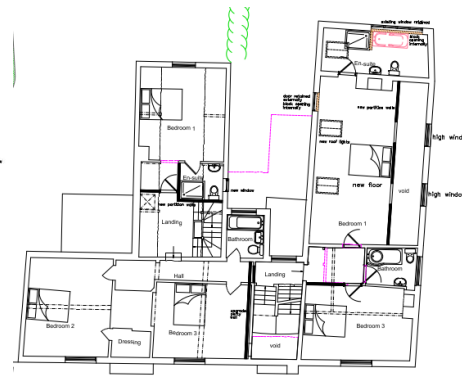
The existing access off Quidenham Road which serves the pub car park would be retained and would serve a shared parking area with space for 6 vehicles. Each dwelling would benefit from a private garden.

The approved development has no community infrastructure levy payment (CIL) to pay.

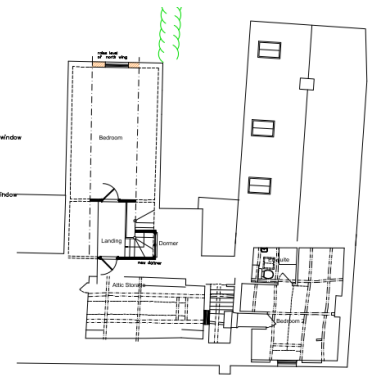
The purchaser would be entitled to implement the approved scheme or adapt it in line with their own vision for the site.



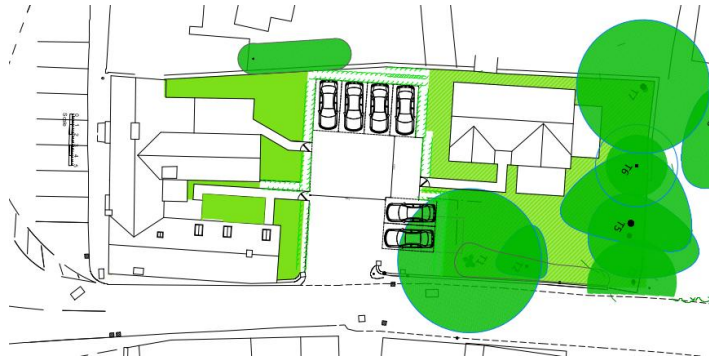
Proposed Ground Floor Plan



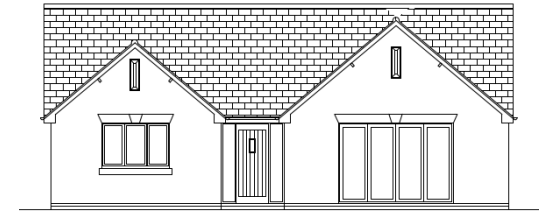
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Site Layout



Proposed New House Elevation

# Sales Information

## SALES INFORMATION

### Public House Information

#### **Licencing**

It is understood that the licence permits the sale of alcohol at the following times: Sunday to Monday 10am – 12midnight  
Friday to Saturday 10am – 1am

#### **Rates**

The property is situated in an area administered by Breckland Council. The 2023 Rateable Value has been assessed at £4,750, and £4,000 effective 1<sup>st</sup> April 2026. The ancillary accommodation falls within council tax band B.

#### **Trade**

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

#### **EPC**

This property's current energy rating is D and is registered on the Commercial EPC register.

### Residential Use Information

Planning permission and listed building consent has been granted for the change of use of the property into two dwellings and the erection of one new dwelling on land at the rear, however the current use remains as Sui Generis Public House until this permission is implemented.

Should the purchaser wish to implement the planning approval, they will be responsible for discharging all of the relevant planning conditions as listed on the decision notice.

#### **Other Information**

The property is Grade II listed and is located within the Kenninghall Conservation Area.

The property is partially located within a Flood Zone 3.

#### **VAT**

VAT will be applicable at the standard rate for commercial properties if sold for commercial use.

#### **Legals**

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title (that cannot be rectified with indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

#### **Viewings**

Strictly by appointment and accompanied by the vendor's agents.

#### **Information Pack**

An information pack with additional information, which includes all documents relevant to the planning approval, is available upon request.

# Your Perfect Property Partner

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**Important notice**

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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