

01603 629871 | norwich@brown-co.com



## **SACRED HEART CONVENT & ADJACENT FORMER SCHOOL BUILDINGS**

Swaffham, PE37 7QW

**FOR SALE**

Suitable for Conversion to Residential Accommodation or other alternative uses

- Convent 1,307 sq m (14,068 sq ft) approx
- Former school buildings 620 sq m (6,674 sq ft) approx
- Site area 0.305 ha (0.755 acres)
- Town centre location

**1,927 sq m (20,742 sq ft)**

## Location

Swaffham is an attractive family friendly Norfolk market town situated approximately 12 miles east of Kings Lynn and 31 miles west of Norwich.

The property is situated fronting Mangate Street just off the town centre.

## Description

The Convent is an attractive 3 storey Georgian building with a further 3 storey modern wing. It comprises a number of cellular rooms with corridors together with a chapel. To the front is an attractive enclosed courtyard. The area is outlined in red on the site plan

The primary school has now moved into the main school and the former school offers two single storey brick-built buildings divided into classrooms together with a small outside area.

## Floor Areas

Description	sq m	sq ft
Convent	1,307	14,068
Former School	620	6,674
<b>Total</b>	<b>1,927</b>	<b>20,742</b>

Site Area                      0.305 ha                      0.755 acres

## Planning

We have had a pre-application response from the Breckland Planning Officer confirming that converting the convent building to residential would be acceptable in principle and have suggested 9 flats may be appropriate as this keeps the development under the threshold for affordable housing.

The planning response was given prior to the school being made available which could be demolished to offer more car parking and amenity space for the convent building.

## Services

We have not carried out tests on any of the services or appliances and interested parties should make their own enquiries of the utilities supplies to verify capacities and supply.

## Easements

The site will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.

## VAT

To be confirmed.

## Information Pack

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

## Method of Sale

We have been instructed to market the site for sale freehold by way of private treaty with price on application. It may be that the convent and

former school are sold separately, however, our view is that it is more likely that they will be sold as a whole.

The Convent is also selling a barn and swimming pool (as outlined in blue on the site plan), which again could be sold as a whole. Please contact the vendor's agent for further information.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## Viewing & Further Information

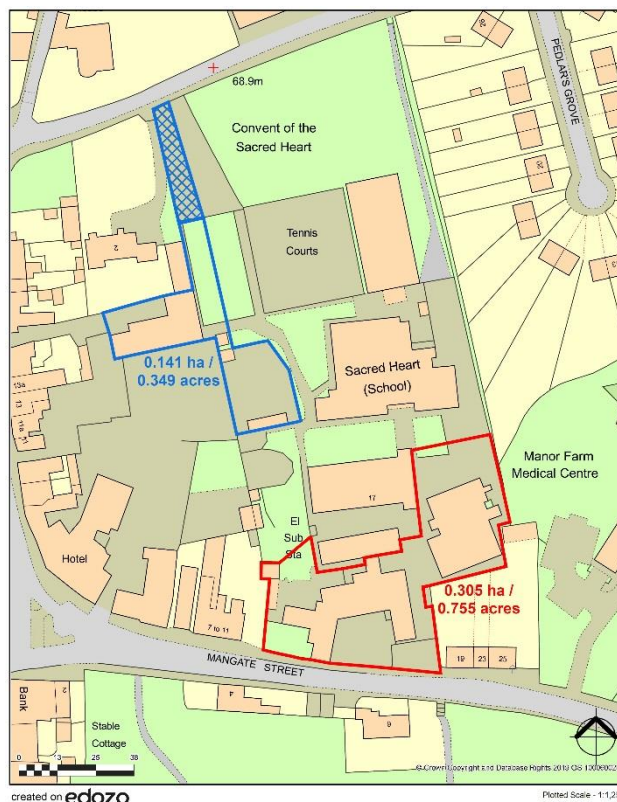
Strictly by appointment with the sole selling agents:-

**Brown & Co**  
The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871

**Andrew Haigh**  
01603 598258  
[andrew.haigh@brown-co.com](mailto:andrew.haigh@brown-co.com)

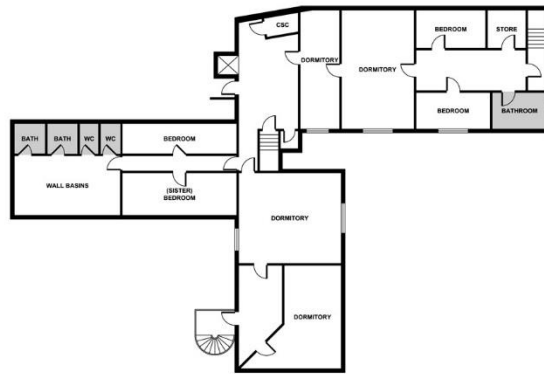
For further information on sales contract:

**Mason Burrell**  
01603 598265  
[mason.burrell@brown-co.com](mailto:mason.burrell@brown-co.com)

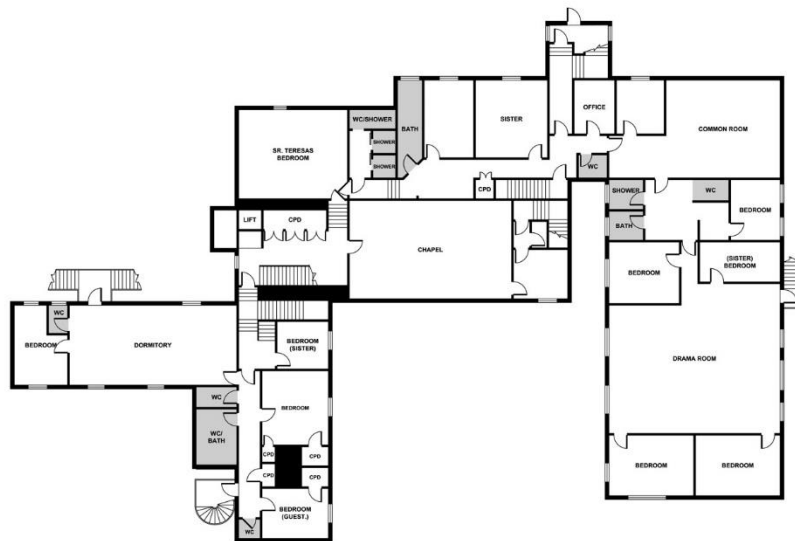


## IMPORTANT NOTICES

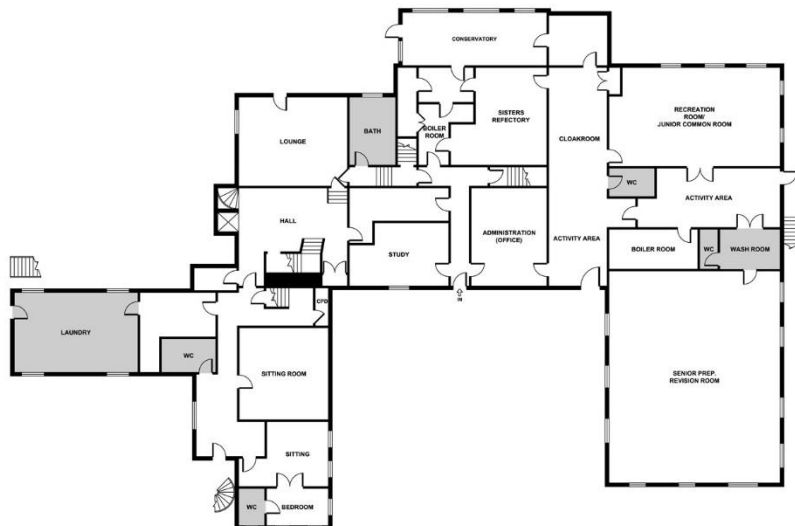
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SECOND FLOOR

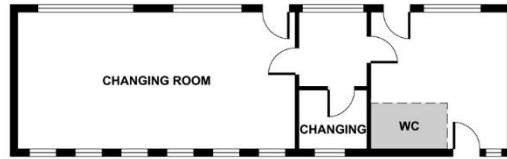


FIRST FLOOR

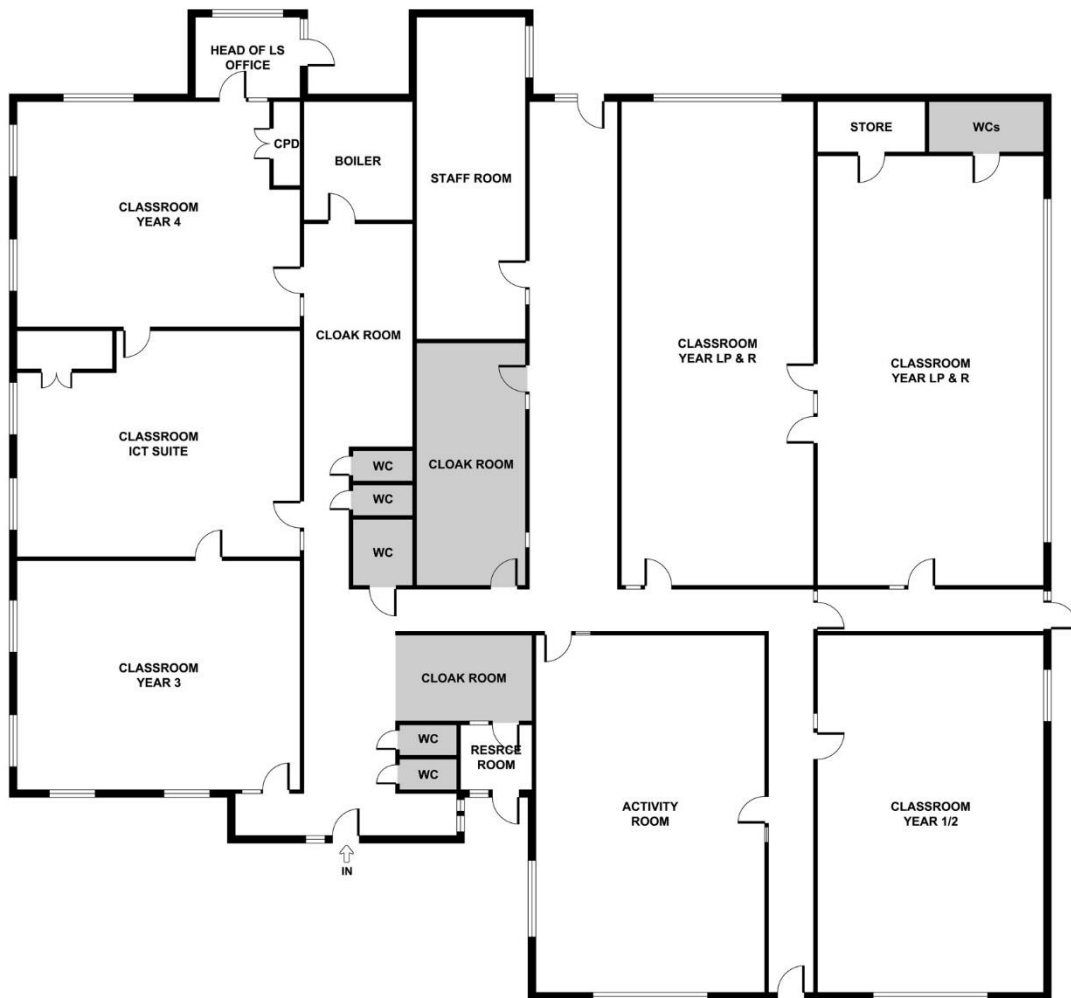


GROUND FLOOR  
THE CONVENT

Total approx area:  
1307 sq. m  
14068 sq. ft.



## POOL BUILDING



## THE LOWER SCHOOL

Total approx area:  
620 sq. m  
6674 sq. ft.