

NORFOLK BANK MOORINGS

BECCLES SUFFOLK NR34 9PL

For Sale: Moorings

DURRANTS
SINCE 1853

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Guide Price: From £40,000

Key Features

- 35ft moorings
- Timber staging
- Located at Norfolk Bank, Beccles
- Communal car park
- Tranquil setting on the River Waveney
- Freehold moorings
- Rare opportunity
- Two moorings available together or individually



LOCATION

The mooring plots are situated on the Norfolk Bank of the River Waveney in the parish of Gillingham on the opposite side of the river to the market town of Beccles. Beccles is a gateway to the Norfolk Broads, with the River Waveney leading to Lowestoft, Breydon Water, The New Cut and the River Yare.

DESCRIPTION

An opportunity to acquire one or two freehold moorings, each of approximately 35ft in length on the River Waveney, complete with upgraded staging. The plots also benefit from vehicular access rights to a hardcore parking area situated only approximately 200m from the moorings.

SERVICES

No services are connected to the plots.

AVAILABILITY

Plot	Availability	Price (£)
Plot 3	Available	£40,000
Plot 4	Available	£40,000

TENURE

The mooring plots are to be sold freehold. The river wall immediately behind the plot, edged blue on the plan, vehicular and pedestrian access rights plus parking rights are offered leasehold for a term of 75 years from 22nd December 2016. The ground rent is £10 per annum.

The freeholder of the car park and access will levy a service charge to cover the maintenance of the access track and car park, plus the grass cutting of the above and the river wall access to the moorings. This will be split equally between the 20 plots using the facilities and it is anticipated this will be in the region of £100 per year.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The River Wall is a registered public footpath.

The property is offered for sale with the benefit of and subject to all rights of way (whether public or private), drainage, wayleaves and other easements that may legally exist or affect the same whether declared or not and also subject to all outgoing or charges connected with the property whether mentioned in these particulars or not.

VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purpose of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

LOCAL AUTHORITY

The moorings are located in the administrative areas of both East Suffolk Council and the Broads Authority.



VIEWING

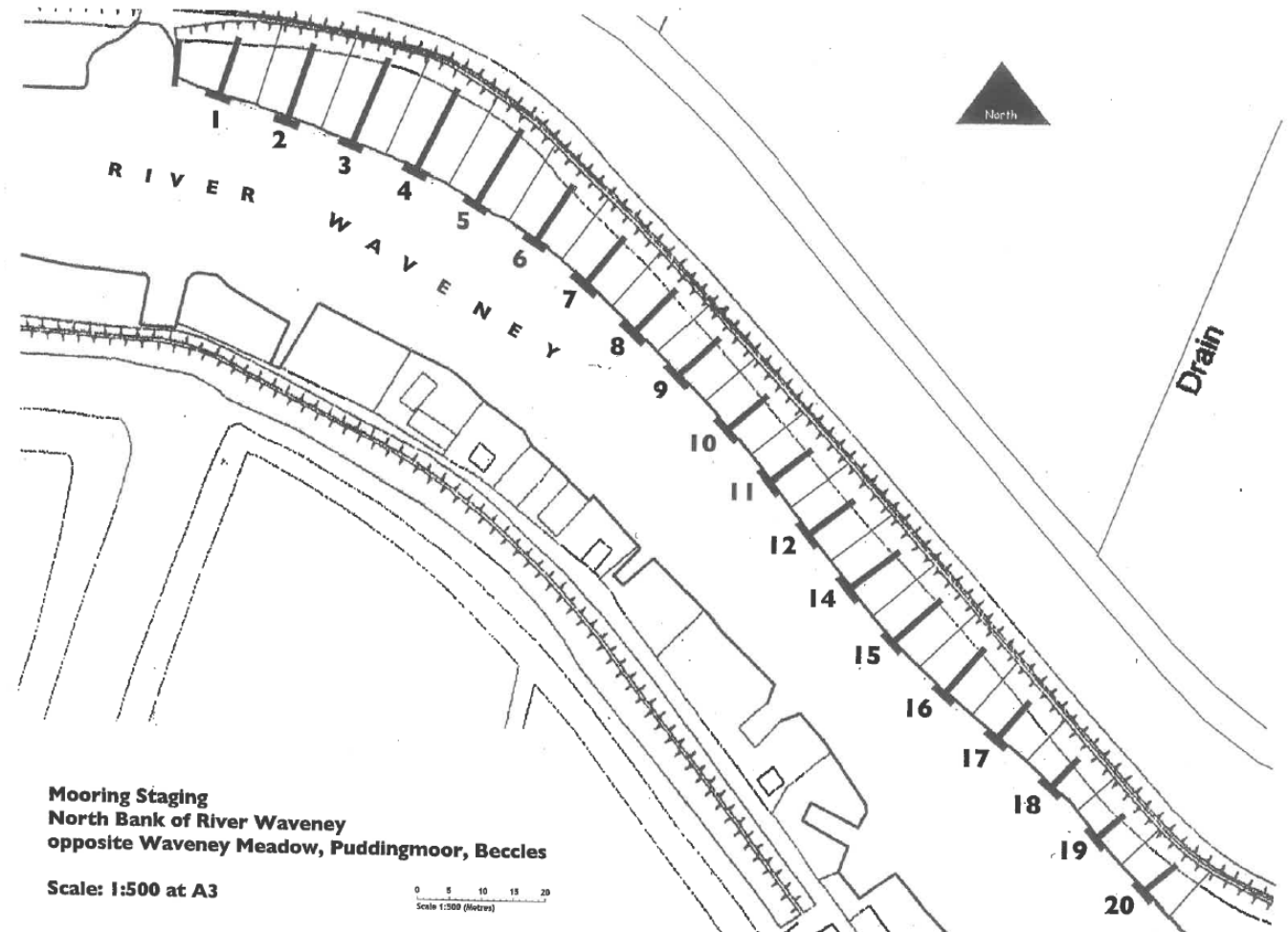
At any reasonable time during daylight hours with a copy of these particulars in hand. Bearing in mind the property is situated adjacent to open water please take care and be vigilant when undertaking your inspection.

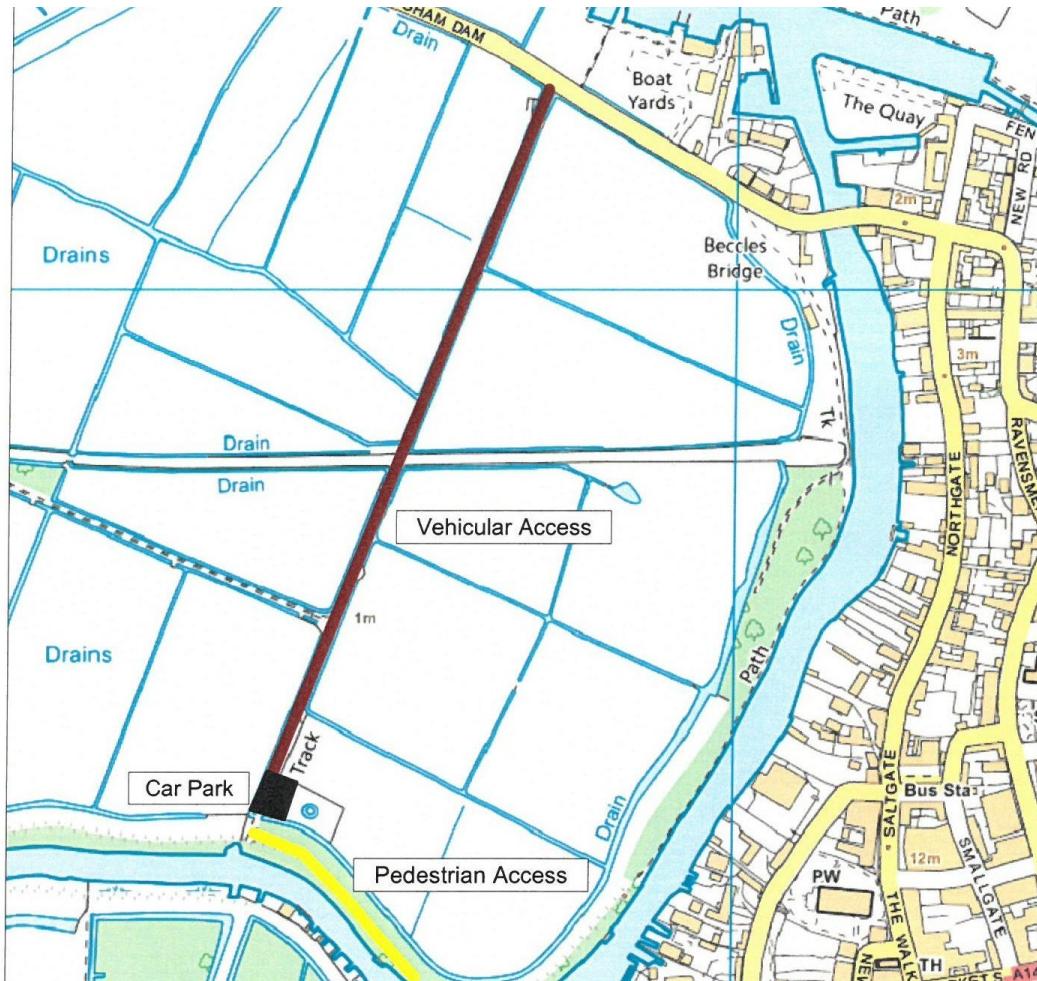
DIRECTIONS

From Beccles town centre proceed out via Northgate and turn left onto Gillingham Dam, approximately 200m after the bridge turn left onto the hard gravel track indicated on the plan. Proceed along this track and immediately at the end the car parking area will be found with access onto the River Wall and the plot proceeding in a downstream direction.

Alternatively the property can be accessed via the public footpath running from Geldeston to Gillingham along the river wall.

What 3 Words: ///scrapping.lanes.eliminate





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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