



PLOT CRABBETTS MARSH, HORNING  
£160,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## PLOT CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- South facing mooring plot
- Summer house with services
- 27ft mooring dock plus a 45ft side on berth
- Communal car parking nearby
- View of the main river
- Quiet and private location

South facing mooring plot with summer house, services and a mooring dock just off the River Bure on the outskirts of Horning.

The plot measures 60ft x 52ft with quay headed frontage extending to approximately 60ft incorporating the mooring dock which measures 27'0" x 11'8" and a side on mooring measuring approximately 45ft long. The plot is laid to lawn offering views over the water and out towards the River Bure beyond.

The summer house measures 14'2" x 9'7" and offers a triple aspect room with UPVC bi-folding doors leading out onto a raised south facing sun deck. A covered way gives access to an external cupboard housing a small sink unit with cupboards under with power, light and a small water heater. There is also an external shower room with w/c, wash basin and shower tray, and an additional storage shed. Communal parking is available on a first come, first served basis 200 metres away.

### ADDITIONAL INFORMATION

Tenure: Freehold

Status: Leisure mooring plot

Services: Mains water, electricity, drainage.

Access via a private woodchipped roadway. Annual service charge circa £900.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.









WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)