



PLOT OF LAND WITH MOORINGS, PUDDINGMOOR, BECCLES  
OFFERS OVER £250,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



Scale:-

1: 1250



## PLOT OF LAND WITH MOORINGS, PUDDINGMOOR, BECCLES, SUFFOLK NR34 9PJ

- A beautiful parcel of land set on the banks of the River Waveney, extending to approximately 2 acres
- Private main river moorings extending to approximately 110ft
- Vehicular access with capacity to accommodate multiple boats/cars/caravans etc
- Walking distance of the centre of Beccles
- Peaceful and private, a haven for local flora and fauna
- Stunning views out over the river and Beccles church beyond.

An incredibly rare opportunity to acquire a two acre parcel of land, within walking distance of the centre of Beccles and set on the banks of the River Waveney with approximately 110ft of main river moorings.

This peaceful and private plot of land offers a tranquil retreat within easy reach of a wealth of local amenities.

The plot enjoys full vehicular access with ample provision for multiple cars/boats/caravans etc.

The site itself is home to a wonderful variety of trees with everything from oak, willow, hazel and alder represented and as you walk through the plot the trees reveal a couple of large clearings, one of which was formerly used as the site of a forest school with the remains of several outbuildings dotted about, a haven for wildlife and birdlife.

The woodland walk continues to a footbridge which leads onto the riverside section of the plot with stunning views out over the river and beyond over Beccles church.

The river frontage extends to approximately 110ft with space for several boats but it is also the ideal spot to launch kayaks/paddleboards and a fantastic location from which to fish.

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.









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