



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



**PROPERTY DESCRIPTION:**

3.55 Acres sts with paddocks, refuge/tack room, stable block, menage, 12 volt solar panels and rain water harvesting

**Aldeby Ark Stables East End Lane**  
Beccles NR34 0BF

**£135,000**

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



## ACCOMMODATION

### 3.55 sts Acres of Land

The property has various paddocks, menage, refuge/tack room and stable block

### Refuge/Tack Room 14' 9" x 11' 10" (4.5m x 3.6m)

Fully insulated refuge which has been divided into two areas. There is a tack room leading to the refuge area

### Stable Block

Comprising stables, hay/feed store

### 12 Volt Solar Panel

Electricity is supplied via a 12 volt solar panel

### Rain Water

Rain water is harvested

### Waste

All waste is to be disposed off site and a waste carriers license may be required

### Gate & Parking

Access is via a metal gate leading to a parking area, standing and walk way

### Agents Note:

The property comes under the Broads Authority and as such there are restrictions and there is very limited scope for any development or rights to stay at the property. Please speak to the Broad Authority direct Tel: 01603 610734 or South Norfolk Council Council Tel: 01508 533701 regarding any change of use or rights to reside at the property.

**Tenure:** Freehold

**Lease Details:**

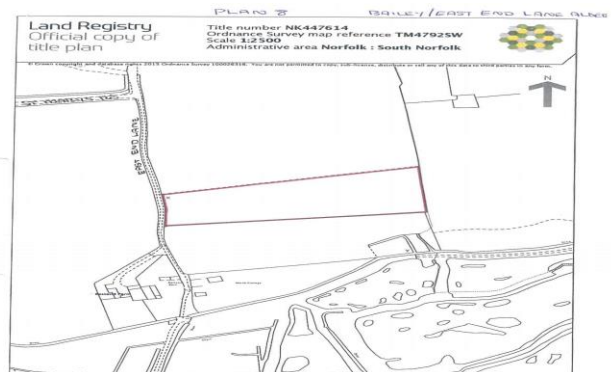
**Years Remaining:**

**Service Charges:**

**Ground Rent:**

**Council Tax Band:**

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