



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



#### **PROPERTY DESCRIPTION:**

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

**East End Lane, Aldeby**  
Beccles NR34 0BF

**Guide Price £120,000**

- 3.55 Acres sts
- Stable Block
- Tack Room

- Refuge
- Electric Supplied By 12v Solar Panel
- Rain Water Harvesting



## 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

**Tenure:** Freehold

### 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.



Members of the PRS –  
Property Redress Scheme

PLEASE NOTE – Shaws for themselves and for the Vendors of this property whose Agents they are, give notice that: These Particulars do not constitute any part of an offer or Contract. (2) All statements contained in these Particulars as to this property are made without responsibility on the part of Shaws of Lowestoft or the vendor. (3) None of those statements contained in these Particulars are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars. (5) The Vendor does not make or give, and neither Shaws nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this Property