

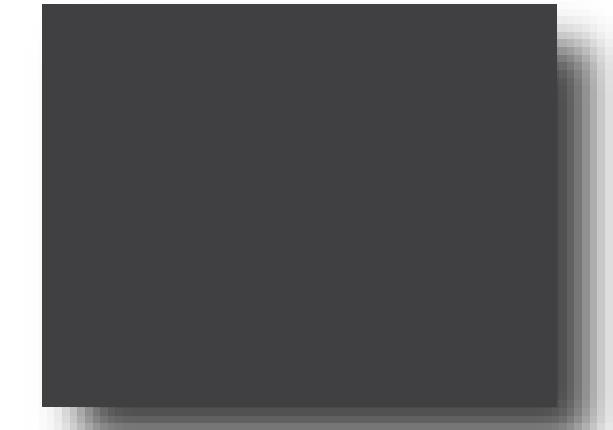


Plot Tylers Dyke, Dilham, North Walsham, NR28 9PS

welcome to

Plot Tylers Dyke, Dilham, North Walsham

A rare opportunity to acquire a freehold U-shaped mooring plot measuring approx. 13'4" x 31'8" x 43'6" located in the peaceful and private Tylers Dyke at Dilham Marina. The perfect find, whether you are looking for a permanent mooring for your boat or a peaceful spot to unwind by the river,



Description

A substantial double mooring plot set in the heart of the private Dilham Marina. The plot is peacefully located at the end of navigation off of Tylers Cut with easy access to the Dilham Canal and River Ant. The entire plot measures approx. 105' with exact mooring dimensions below.

Measuring approx. 13'4" x 31'8" x 43'6" and set on a split level with decking, full quay heading and laid to lawn above for storage and off-road parking. The plot comes with the added bonus of having its own power and a decking terrace area to sitting out and enjoying the peace and quiet.

Dilham Marina is a well-regarded and unspoilt location. Tucked away at the end of navigation it provides a perfect tranquil environment for its users to enjoy.

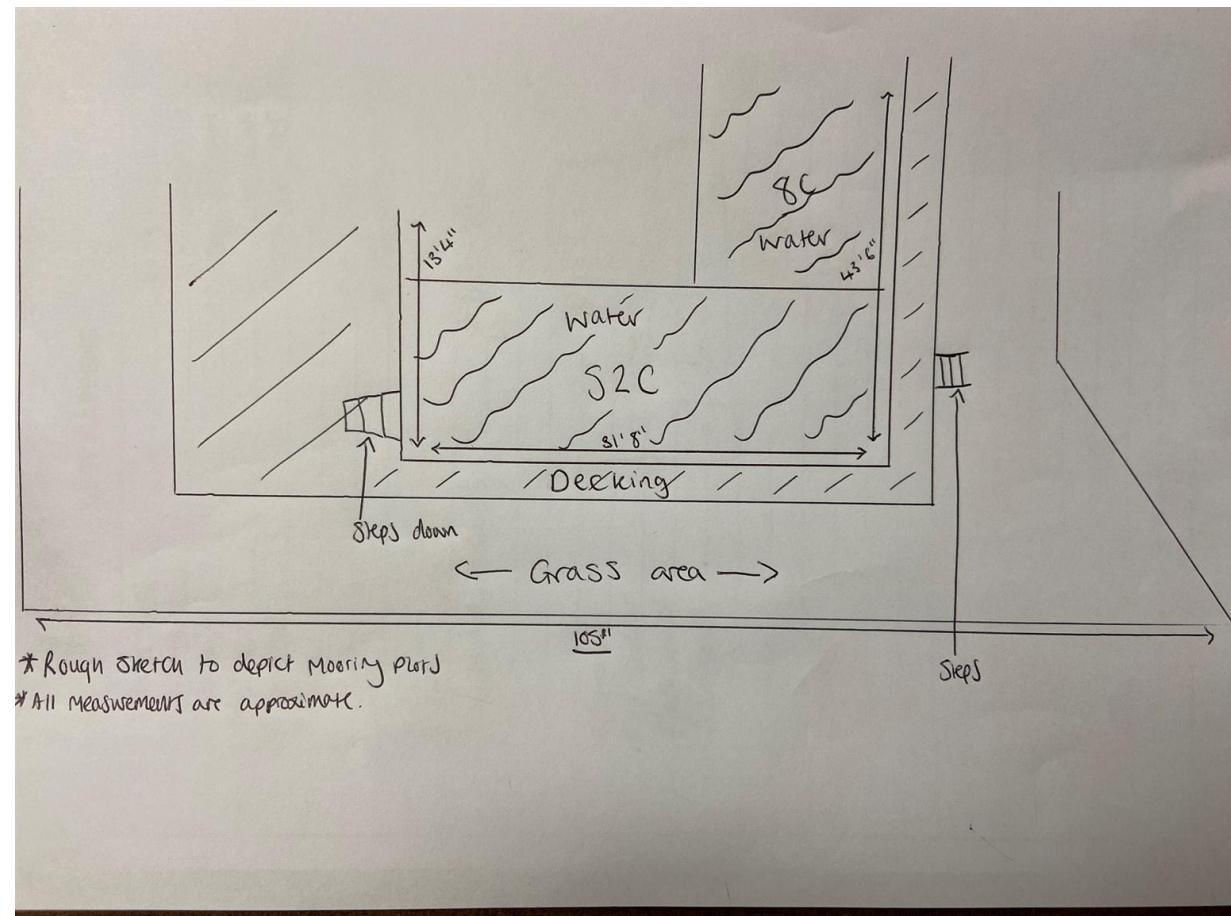
The Village of Dilham has a rural but local feel, with its own local pub and with easy access to Stalham, North Walsham and Wroxham.

Agents Note*

Please Note; It is our understanding that Plot S2C is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note*

This mooring plot is made up of 2 single plots which are adjacent to one another, being sold together at the combined price of £99,000. One of the plots (8C) is registered to land registry (Title Number: NK291046). The other plot (S2C) is currently unregistered. Please enquire for further information.



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welcome to

Plot Tylers Dyke, Dilham, North Walsham

- Freehold Double Mooring Plot
- Measuring Approx 13'4" x 31'8" x 43'6"
- Private Marina Location- End of Navigation
- Power to Mooring Plot
- U-Shaped Plot
- Access to River Ant & Dilham Canal
- Whole plot measuring 105ft (Approx)

Tenure: Freehold EPC Rating: Exempt

£99,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWS108564 - 0006

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Please note the marker reflects the postcode not the actual property



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