



## MOORING STAGE EO3 SOUTHWOLD HARBOUR

**MOORING STAGE 60FT IN LENGTH**

**GUIDE PRICE £50,000**



**Durrants**

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# GENERAL REMARKS

## DESCRIPTION

This offers the unusual opportunity to take on a licence to occupy the whole mooring stage at Southwold Harbour. The mooring stage is 60ft in length, with a licence for one 60ft boat or two 30ft boats. The plot also benefits from two car parking spaces to the front of the stage.

## SITUATION

The mooring stage is located at the downstream end of the mooring stages in Southwold, opposite Mrs T's Fish and Chip Shop and Sole Bay Fish Company, just under 500m from Ferry Road.

## TENURE

The mooring stage is held on an annual licence from East Suffolk Council. The current licence was granted on 20<sup>th</sup> August 2020 to run from 1<sup>st</sup> January 2020 and the joint licences have been holding over since then. Copy of the licence agreement is available for inspection from the Agents Beccles office.

## LICENCE FEE

The licence fee payable for 2024 on the whole mooring stage was £1,289.00 and has been paid by the licence holders. The licence fee is reviewable on an annual basis and is payable on the 1<sup>st</sup> April each year.

## SERVICES

No services are connected to the plot.

## OUTGOINGS

None that we are aware of apart from the licence fee previously mentioned.

## VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purpose of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

## USEFUL CONTACT DETAILS

### East Suffolk Council:

Riverside, 4 Canning Road, Lowestoft, NR33 0EQ.  
Tel: 0333 016 2000

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property is offered for sale with the benefit of and subject to all rights of way (whether public or private), drainage, wayleaves and other easements that may legally exist or affect the same whether declared or not and also subject to all outgoing or charges connected with the property whether mentioned in these particulars or not.

## DIRECTIONS

From the centre of Southwold, proceed down Ferry Road. Ferry Road turn right into the harbour which turns into Blackshore and the mooring stage will be found approximately 500m along the left hand side.

## VIEWING

At any reasonable time during daylight hours with a copy of these particulars in hand. Bearing in mind the mooring stage is situated adjacent to open water please take care and be vigilant when undertaking your inspection.

## HEALTH & SAFETY

Given the potential hazards of open water, we would ask you to be as vigilant as possible when making an inspection for your own safety.

## IMPORTANT NOTICE

Durrants and their clients give notice that: -

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

## CONTACT DETAILS

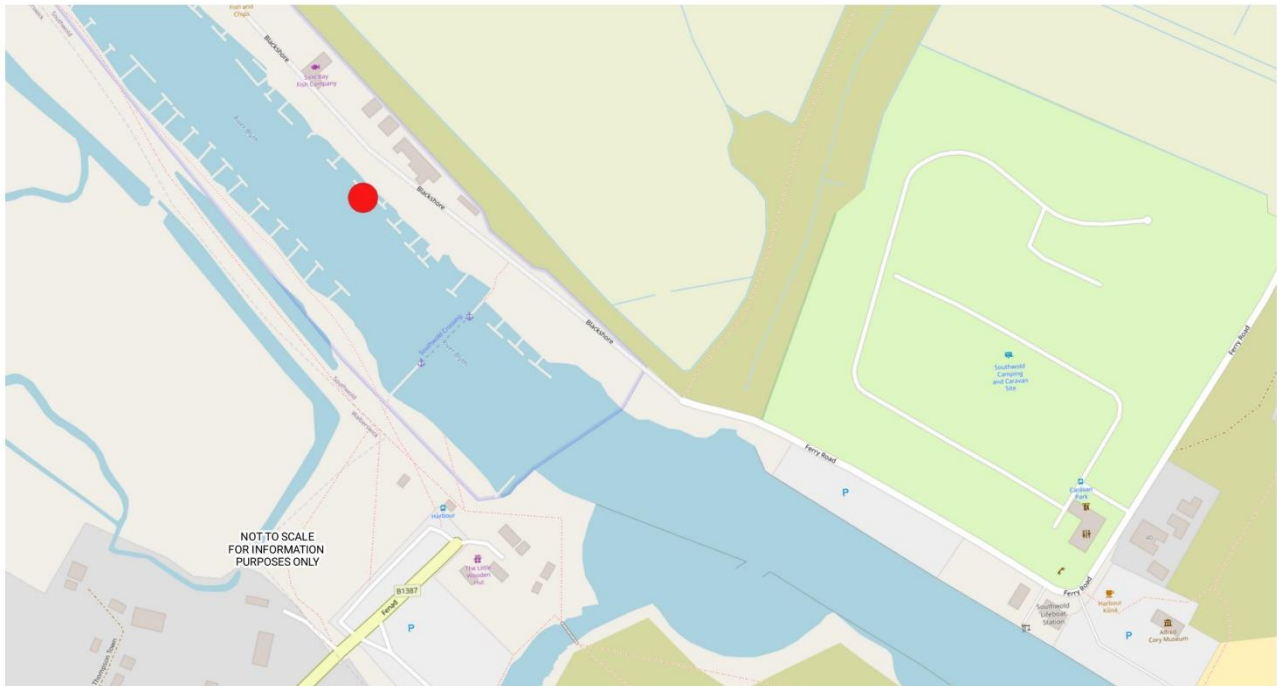
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Scale 1:2709 (at A4)  
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