



**SALE OF 42FT MOORING, WALBERSWICK  
MOORING STAGE W19  
SOUTHWOLD HARBOUR**

**SPACE FOR UPTO 42FT BOAT**

**GUIDE PRICE £45,000**



**Durrants**  
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# GENERAL REMARKS

## DESCRIPTION

This offers the opportunity to take on a licence to occupy a mooring stage on the Walberswick side of Southwold Harbour. The mooring can accommodate a boat of up to 42ft in length. The plot also benefits from a single carparking space in the Walberswick carpark.

## SITUATION

The mooring stage is located at the downstream end of the moorings on the Walberswick side of Southwold Harbour, approximately 5 minutes walking distance from the Walberswick carpark.

## TENURE

The mooring stage is held on an annual licence from East Suffolk Council. The next licence fee is due 1/4/2025.

## LICENCE FEE

An annual licence fee was paid by the current licence holder and the 2024 fee was £668.50/year.

The licence fee is reviewable on an annual basis and is payable on the 1st April each year.

## SERVICES

No services are connected to the plot.

## OUTGOINGS

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

## VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes 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 Walberswick, proceed down to the main carpark beside Southwold Harbour. Follow the path along the river heading away from the beach. The mooring stage is then located approximately 5 minutes down the path, as you face towards Southwold the boat building yard is on the opposite side of the river.

## 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 AND SAFETY

Given the potential hazards around water, we would ask you to be as vigilant as possible when inspecting for your own safety.

## IMPORTANCE 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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