



SALE OF 25FT MOORING AND CHALET, PUDDINGMOOR, BECCLES

SPACE FOR UPTO 25FT BOAT APPROX.

GUIDE PRICE £80,000 - £100,000



Durrants
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GENERAL REMARKS

DESCRIPTION

This offers the opportunity to purchase the freehold of a mooring plot and chalet on the Puddingmoor side of the River Waveney in Beccles. The mooring can accommodate a boat of up to 25ft in length. The plot also benefits from carparking in the communal carpark.

SITUATION

The mooring stage is located along the River Waveney on the Beccles town side of the river. The access is down a locked gated track off Puddingmoor, Beccles and is less than 5-minute walking distance from the communal carpark.

TENURE

This mooring is sold freehold and is edged red on the sale plan

SERVICES

No mains services are connected to the plot, but there is a solar powered electricity supply. In addition to Calor Gas cooker, Portaloo and Tap/sink which is not currently connected.

OUTGOINGS

None that we are aware of.

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

Broads Authority:

Yare House, 62-64 Thorpe Road, Norwich, Norfolk.
Tel: 01603 610734

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 Beccles, proceed out of town towards Bungay. As you leave the town take the turning on the right signposted Puddingmoor. Follow the road till you reach the Rowing Club Gateway on the left-hand side. The Moorings are then down a gated hardcore track leading to the communal carpark. The gate to the mooring is then no more than 5-minute walking distance along the riverbank and is next door to the Rowing Club.

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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