Aldreds
Estate Agents

Mooring Plot PH35 North West Riverbank

Potter Heigham, NR29 5ND

£65,000

Mooring Plot PH35 North West Riverbank

Potter Heigham, Great Yarmouth, NR29 5ND

Aldreds are delighted to offer this attractive mooring plot, located on the River Thurne at Potter Heigham, downriver of Potter Heigham Bridge. An exceedingly rare opportunity to acquire a generous private riverside plot in this desirable Broadland location.

The plot is laid to lawn with a quay headed mooring dock of approximately 38' x 14' (11.58m x 4.27m) with an overall site size of approximately 47ft x 33ft (15.24m x 8.41m), subject to measured survey. Located at the heart of Broadland, the plot would ideally suit those looking for a private mooring and leisure space, ideally located to explore the Broads network including the Rivers Thurne, Bure, Ant & Yare.

Early viewing is highly recommended as plots of this type rarely become available on the open market.

The Plot

A spacious lawned plot enclosed with close board panel fencing to boundaries and well stocked boarders. A pedestrian gate allows access to the North West Riverbank footpath which leads from the village centre. The plot offers idyllic river views with open marshland views to the rear. River frontage of approximately 33ft including the mooring dock 38ft x 14ft with decked walkway to one side.

Mooring Dock

38' x 14' (11.58m x 4.27m)

Quay headed mooring space.

Tenure

Leasehold. Approximately 59 years remaining (31st March 2085). Annual ground rent £5. We understand there is an annual service charge of around £75

Services

No services currently connected. However, we understand that water and electric services run past the plot so future connection could be possible.

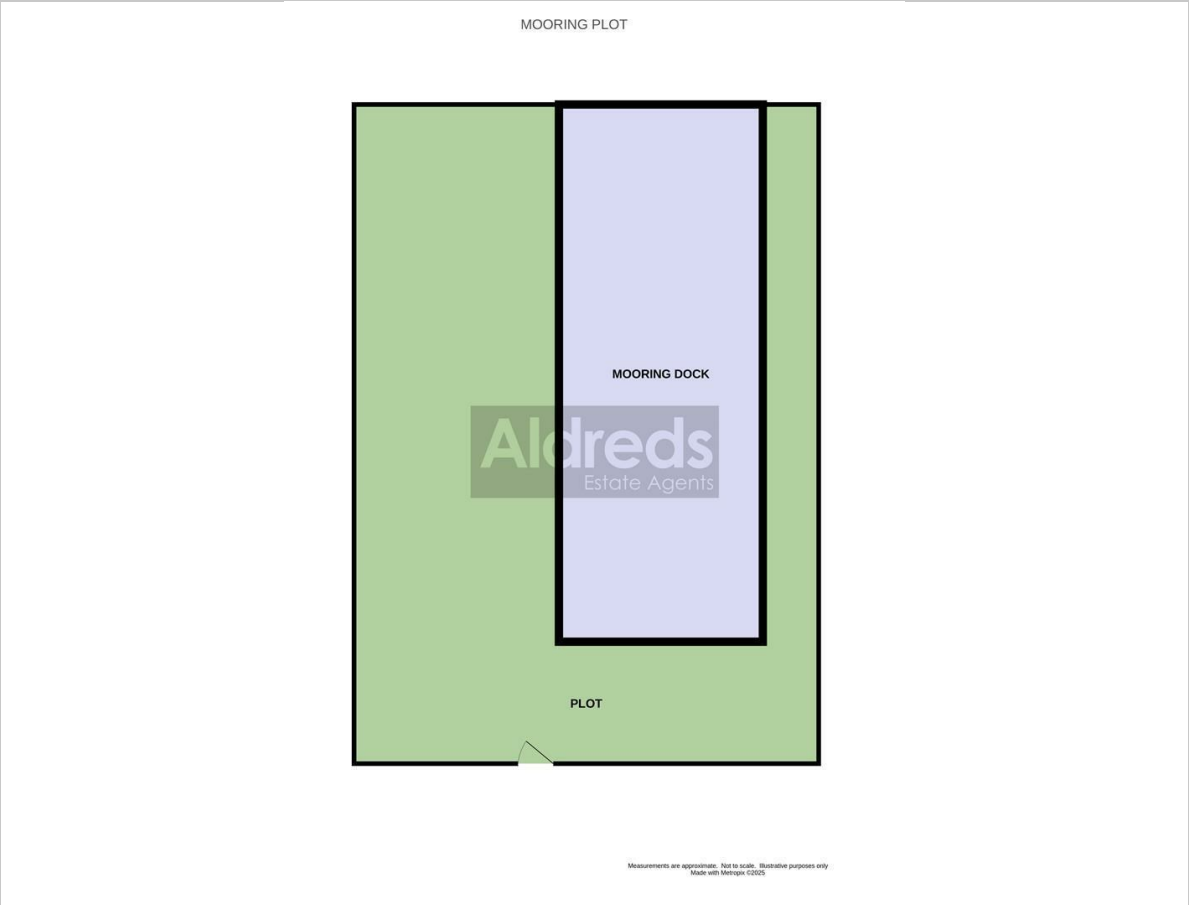
Location

Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, a selection of shops, cafe, fish and chips outlet, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

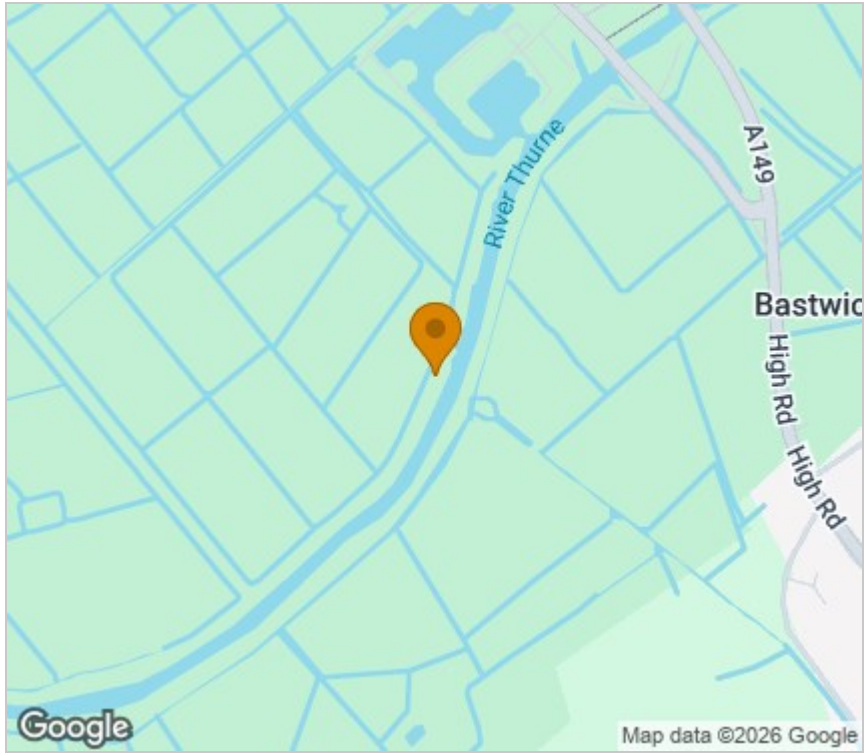
Reference

PJL/S10010

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA