



FIELDS BOATYARD, THORPE ISLAND, THORPE ST ANDREW
OFFERS OVER £95,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



FIELDS BOATYARD, THORPE ISLAND, THORPE ST ANDREW, NORWICH NR7 0HE

- Freehold mooring plot with multiple outbuildings
- Located on the banks of the River Yare
- Within easy access of Norwich and walking distance of the railway station
- Ideal for outdoor pursuits

A substantial freehold mooring plot with multiple outbuildings set in a stunning main river location on the banks of the River Yare with easy access of Norwich and within walking distance of the city's railway station.

Measuring approximately 90ft x 61ft this private and enclosed plot is set on Thorpe Island, looking out towards the Rushcutters Public House.

Located on the plot are a number of outbuildings including a Shepherd's Hut, two large storage sheds and a one bedroom cabin.

Moored up within a mooring dock is a houseboat with accommodation that comprises a living room with kitchenette, bedroom and a shower room.

The plot is mainly laid to lawn, screened from the main river offering a good degree of privacy with a large raised gazebo and the provision of electricity and water.

The suburbs of Thorpe St Andrew is highly regarded and conveniently positioned to the east of Norwich, with a wealth of local amenities. The city centre is approximately 3 miles away with the railway station approximately 2 miles away with direct access to London Liverpool Street.

This generous and unusual mooring plot is ideal for anyone with an interest in any number of outdoor pursuits; fishing, sailing, kayaking, stand up paddle boarding to name a few.

OUTBUILDINGS

CABIN

Living Room: 14'7" x 8'6"

Kitchen: 8'0" x 7'8"

Bedroom: 11'8" x 7'10"

Bathroom



Shepherd's Hut: 11'4 x 6'1"

Shed 1: 19'6" x 11'6"

Shed 2: 23'0" x 10' 0"

HOUSEBOAT

Living Room, including Kitchenette: 16'2" x 6'1"

Bedroom: 10'0" x 6'1"

Shower Room

ADDITIONAL INFORMATION

Tenure: Freehold

Status: Leisure use

Location: Access by boat only, no access for cars etc.

Cash Buyers Only: Not mortgageable.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







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