



MARINE CRAFT SITE, RIVERSIDE, REEDHAM  
£225,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS









## MARINE CRAFT SITE, RIVERSIDE, REEDHAM, NORFOLK NR13 3TE

- A prominent riverside plot on the banks of the River Yare
- Substantial timber boatshed/workshop
- Approximately 140ft of private moorings
- Extensive parking
- Stunning panoramic river views
- Planning Permission for redevelopment

Occupying a prominent position on the banks of the River Yare is this prime waterside plot with a substantial boatshed/workshop, extensive parking and approximately 140ft of private quay headed moorings.

As the site of the family run Sanderson Marine Craft Ltd for the last 90 years, this boatyard has been an instantly recognisable landmark for generations of river users. The existing timber workshop is now ready for either renovation or replacement, extending to approximately 1,500 square feet with electricity, water and drainage all connected.

The site currently has planning permission approved, allowing for the existing commercial building to be replaced, enlarged and repositioned , making the most of the impressive riverside location and the stunning panoramic views.

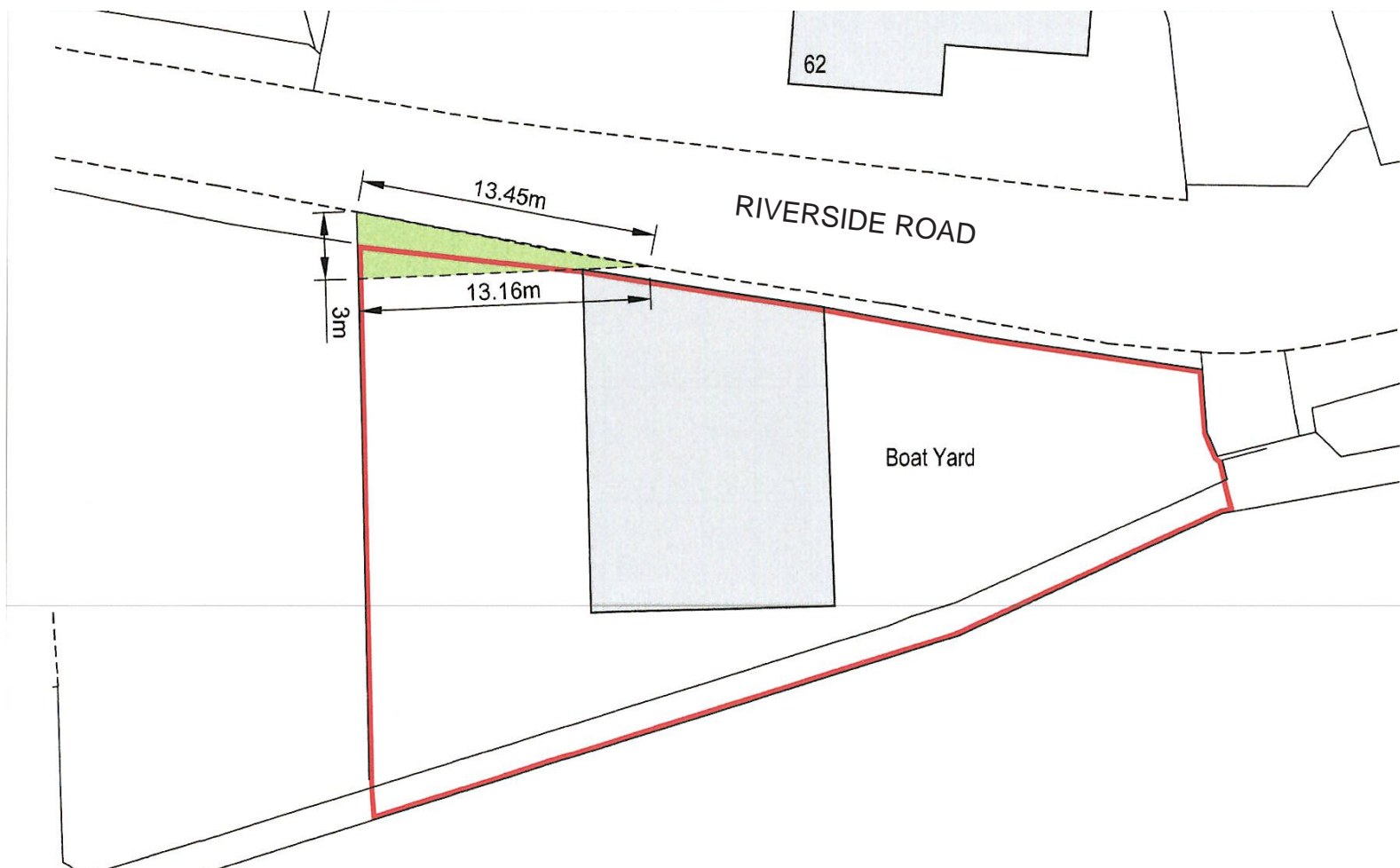
Although use by a marine-related business is easy to envisage, clearly this site offers a number of other possible uses. We would encourage prospective purchasers to check directly with the Broads Authority Planning Department concerning any proposed changes to the current planning approval.

Reedham is a well-regarded riverside village, well served by local amenities including three riverside pubs, a village store/post office, fish and chip shop, primary school and railway station, which provides easy access into Norwich and then onto Liverpool Street.

A rare opportunity to acquire a well placed riverside plot with potential for redevelopment.







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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