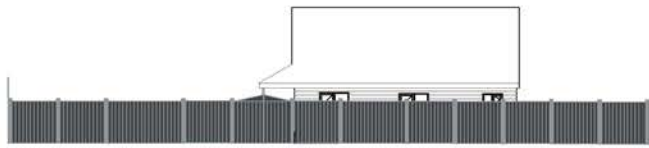




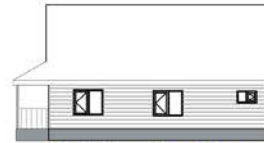
PLOT, RIVERSIDE, MARTHAM
£235,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





Path View with Fence



Path View without Fence

Foundations:
Capped Mini Piles with Steel/Wood frame support Structure

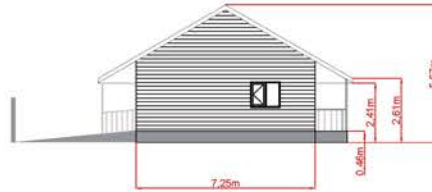
Roof:
*Marley Eternite slate tiles
 Birkdale Blue/Black .*

Windows & Doors:
Double glazed wooden windows

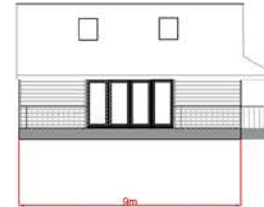
Cladding:
Treated wooden cladding



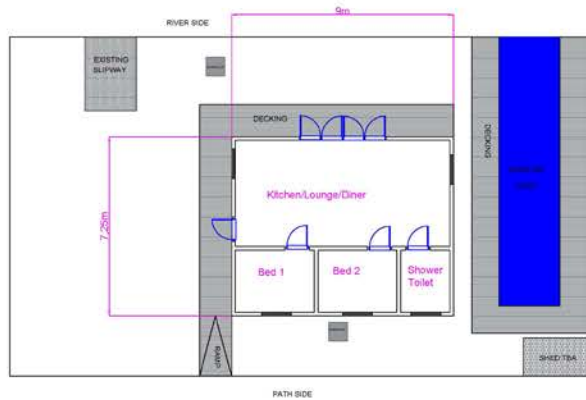
West Facing View



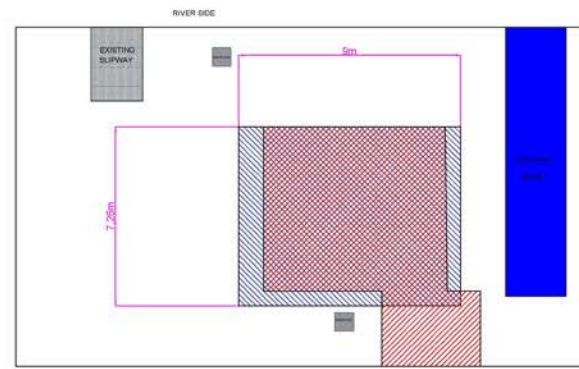
East Facing View



View from Riverside



Site Plan View



 New Build
 Old Build

Site Plan Old / New

Scale 1:100

CONTACT	01603 279783
DESCRIPTION	
REF	SVT-M46-REV-B
REVISION	B - MAR 2020 R8 with V



PLOT, RIVERSIDE, MARTHAM, NORFOLK NR29 4RG

- Incredible opportunity to purchase a riverside plot with approved planning permission
- 78ft river frontage with mooring dock and slipway
- Original dwelling already removed
- Sought after location on a peaceful and private section of the River Thurne
- Piling and steelwork already on site

An incredibly rare opportunity to acquire a generous riverside plot with planning permission for the erection of a detached two bedroom riverside bungalow.

Occupying a sought after location at the Martham Ferry end of the River Thurne, with undisturbed views front and back, with nothing of the opposing bank but acres of marshland.

The plot itself measures 78ft x 44ft and includes a slipway and a mooring dock which measures 35ft x 9'3".

The original dwelling had reached the end of its life and has already been removed, making the plot ready for immediate development.

Planning approval has been obtained for a detached timber built two bedroom bungalow with an attractive covered verandah along two elevations. Full details can be found on the Broads Authority planning site, ref: BA/2022/0026/FULL.

As with all of the Thurne bungalows, this plot is accessed by river and footpath only. Parking is available by separate arrangement approximately 500 metres away.

Offering a private and peaceful location, 78ft of river frontage, a generous mooring dock with full planning permission for development, this unique plot will not be available for long. Early viewing recommended.

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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