



MOORING PLOT, NOBBS LOKE, WAYFORD BRIDGE  
£125,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# MOORING PLOT, NOBBS LOKE, WAYFORD BRIDGE, NORFOLK NR12 9LW

- Freehold mooring/amenity plot measuring 60ft x 30ft
- Gated, secure and private mooring
- New galvanised steel piles installed in 2021
- Day cabin with electricity and water
- Electricity and water
- Parking space for two cars
- Large timber deck area

A substantial freehold mooring plot, comprehensively improved and upgraded by the current owners, set in a private and quiet location just off the River Ant.

This impressive plot benefits from new quay heading running the full length of the 60ft side on berth. There is a gravelled parking area for two cars, a lawned garden area looking out over the water and a new dual aspect day cabin measuring 13'5" x 9'3" with electricity and water with a kitchenette area which includes a sink unit with storage units under, a two ring hob and space for a small fridge and microwave. Fitted blinds, down lighters and a wall mounted heater.

Overall the plot measures 60ft x 30ft with external power, lights and water with vehicular access via a locked gate, ensuring an additional layer of privacy and security.

Planning approval obtained in 2021 to install new quay heading, board walking, a new timber outbuilding and to enlarge the parking area, which is now suitable for two cars.

Nobbs Loke is located just before Wayford Bridge with access to the entire Norfolk Broads network.

## ADDITIONAL INFORMATION

Annual membership to the Long Dyke Owners Association is approximately £55 per annum.

Membership includes water, electricity is metered and paid for separately.

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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