



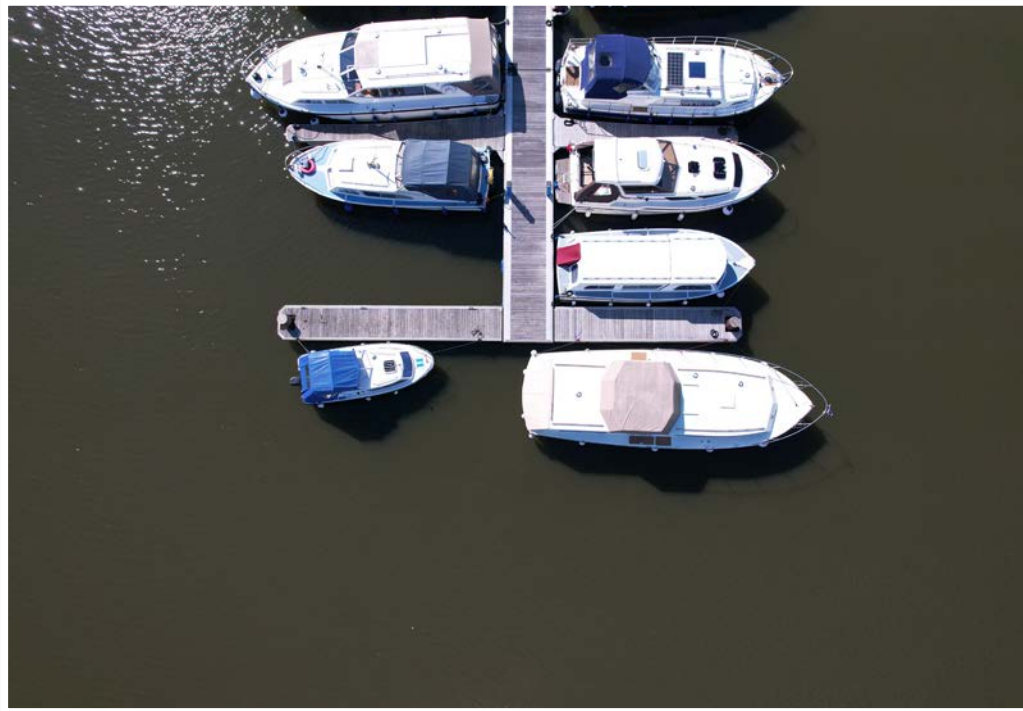
MOORING PLOT, HERBERT WOODS MARINA, POTTER HEIGHAM  
£47,500 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS









# MOORING PLOT, HERBERT WOODS MARINA, POTTER HEIGHAM NR29 5JD

- Side on 35ft x 13'6" mooring
- Freehold
- Highly regarded marina just off the River Thurne
- Power, water and parking
- Security barrier access
- A selection of berths available

Located at the heart of the highly regarded Broads marina is this 35ft x 13'6" side on freehold mooring.

Well placed, easy to manoeuvre onto, and close to the main river, with power, water and parking available.

Set at the end of the floating pontoon, this side on berth has electricity provided by a card operated smart meter and water via a shared tap.

The site is accessed via an electronic barrier ensuring high degrees of privacy and security, and parking is provided in a large shared car park.

Other shared facilities include a south facing picnic area with far reaching views and toilet and shower facilities.

## LOCATION

The Herbert Woods Marina is set at the very heart of the Norfolk Broads in the popular village of Potter Heigham, well known for the medieval bridge, thought to date back to 1385, and Lathams, the biggest discount store on the Broads. The village also benefits from two pubs, a coffee shop, tea room/restaurant, large fishing tackle shop, a Post Office / general store and a fish and chip shop.

There is access to the entire Broads network via the River Thurne, leading to Hickling, Ludham, Horning, Wroxham and beyond.



## HERBERT WOODS MARINA

Herbert Woods Marina offers the full range of boatyard facilities including pump out, refuelling, gas, cramage with fully qualified marine engineers, and boat builders on site to help meet all servicing and repair needs, along with an upholstery shop.

## ADDITIONAL INFORMATION

Tenure: Freehold

Annual Service Charge: £380

Parking provided for one vehicle.

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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