



MOORING PLOT, WOODS QUAY, POTTER HEIGHAM
£49,500 FREEHOLD

WATERSIDE
ESTATE AGENTS





MOORING PLOT, WOODS QUAY, HERBERT WOODS MARINA, POTTER HEIGHAM NR29 5JF

- Freehold mooring plot measuring 40ft x 14ft
- Gated, secure and private mooring
- Electricity and water
- Private parking area

A private, secure and easily accessible stern-on freehold mooring plot measuring approximately 40ft x 14ft, situated within the highly regarded Herbert Woods Marina at Woods Quay, just off the River Thurne.

Woods Quay underwent a comprehensive upgrade in 2016, including new quay heading, decking and timber pontoons.

Security is a priority, with access via an electronic barrier and high-security fencing. Each berth holder is provided with a private keycode.

Electricity is supplied via a card-operated smart meter, with water available from a shared tap. Wi-Fi can be arranged separately through the marina.

The moorings benefit from an exclusive loading and drop-off area adjacent to the basin, together with extensive private parking just a short distance away.

LOCATION

Herbert Woods Marina is ideally situated in the heart of the Norfolk Broads, in the popular village of Potter Heigham. The village is renowned for its medieval bridge, believed to date from around 1385, and Lathams, one of the Broads' best-known discount stores.

Local amenities include two pubs, a coffee shop, a tea room and restaurant, a large fishing tackle shop, a Post Office and general store, and a fish and chip shop.

The marina provides access to the wider Broads network via the River Thurne, with popular destinations including Hickling, Ludham, Horning and Wroxham, as well as numerous other rivers and waterways to explore.

HERBERT WOODS MARINA

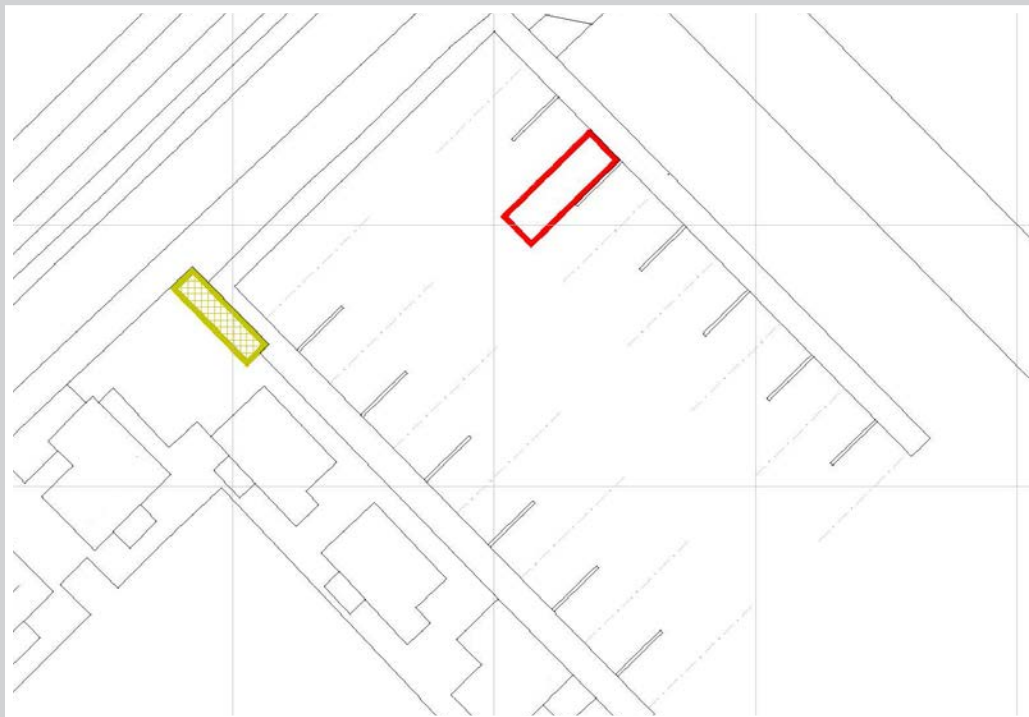
Herbert Woods Marina offers a comprehensive range of boatyard facilities to support boat owners, including pump-out services, refuelling, gas supplies and craneage. Fully qualified marine engineers and boat builders are based on site to assist with servicing, maintenance and repairs, while an upholstery shop provides additional specialist services.

ADDITIONAL INFORMATION

Tenure: Freehold

Annual Service Charge: £399

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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