

HARDIMANS



Mooring Plot 2 Boathouse Lane
Oulton Broad, Lowestoft, NR32 3PP
Guide Price £75,000

**Mooring Plot 2 Boathouse
Lane, Oulton Broad,
Lowestoft, NR32 3PP**

FANTASTIC MOORING PLOT ON THE BROADS, forming part of a small development of mooring plots with a communal inlet providing excellent access to the main waterway system. The property forms a peninsular piece of land being one of the largest sites within this enclave, and has the benefit of a large side decking for easy boat docking, which would accommodate a large boat. In addition, there is a protruding deck at the tip of the site for easy launching of canoes and smaller craft. The property is mainly lawned and has a substantial timber store and plenty of space to enjoy those summer days and barbeques.

The property is located in what is considered a quieter part of the Broads, set in wonderful natural surroundings with an abundance of wildlife. The mooring plot provides excellent access to the Southern end of the Broadland system and is within easy cruising distance of Oulton Broad, Beccles and Somerleyton.

MOORING

The property has a good size mooring which extends to approx 65 feet.



ACCESSWAY

"TOGETHER WITH a right of way for the Transferees and their successors in title the owners or occupiers for the time being of the land hereby transferred in common with all others entitled to a like right (a) over and along the access way Ten feet in width shown coloured brown on the

said plan (hereinafter called "the accessway") subject to the Transferees paying one-fifteenth of the cost repairing maintaining and renewing the accessway and (b) over and along the pathway shown coloured green on the said plan (hereinafter called "the pathway") subject to the Transferees paying one-seventh of the cost of repairing maintaining and renewing the pathway Together Also with but subject to

all rights of support and protection as now arranged and exercised for the mooring staging forming part of the land hereby transferred."

NOTE: The accessway coloured brown referred to is tinted brown on the filed plan and the pathway coloured green referred to is hatched brown on the filed plan

COVENANTS

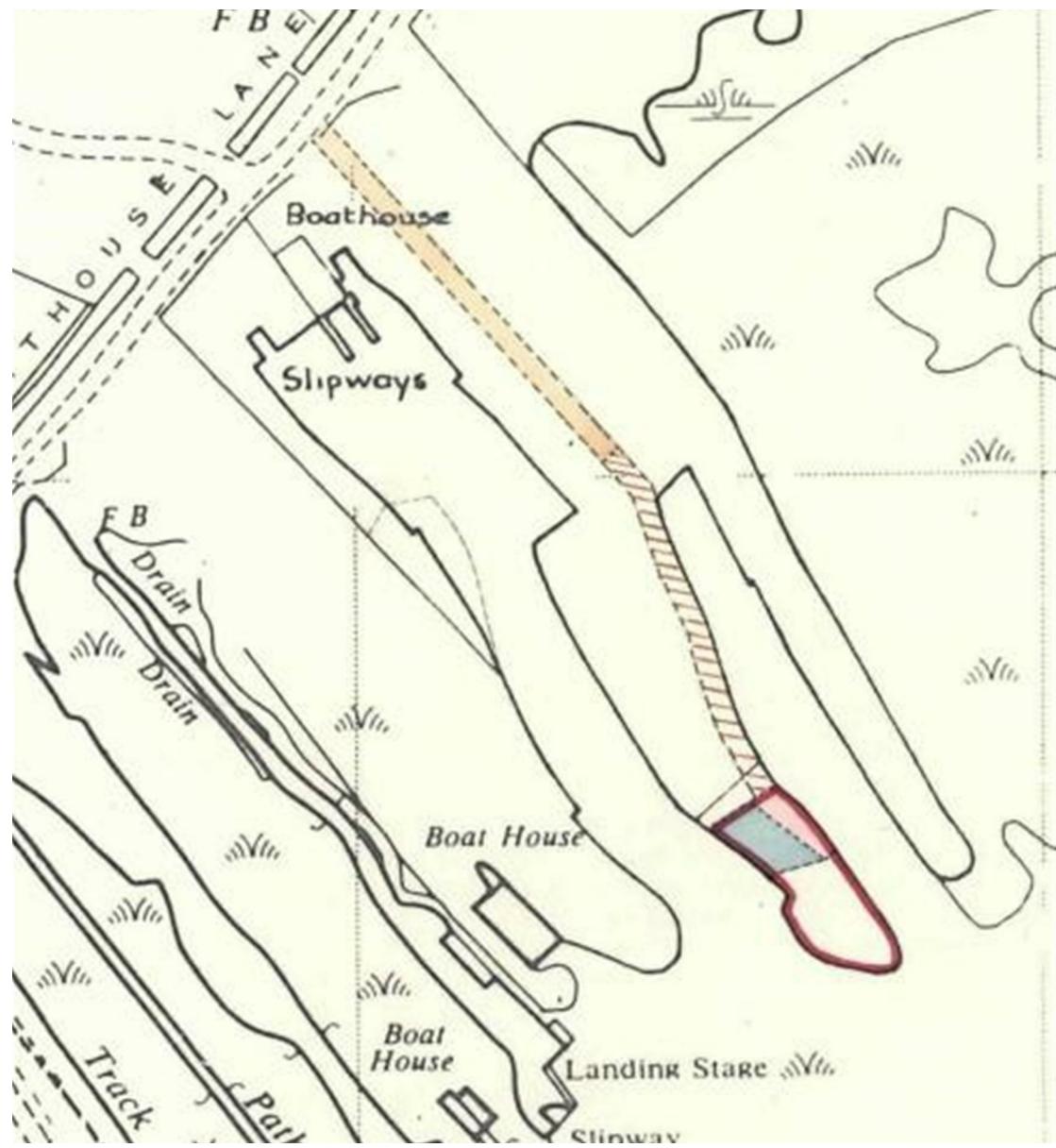
That neither messuage or dwellinghouse now standing on the said land hereinbefore conveyed nor any messuage hereafter to be erected



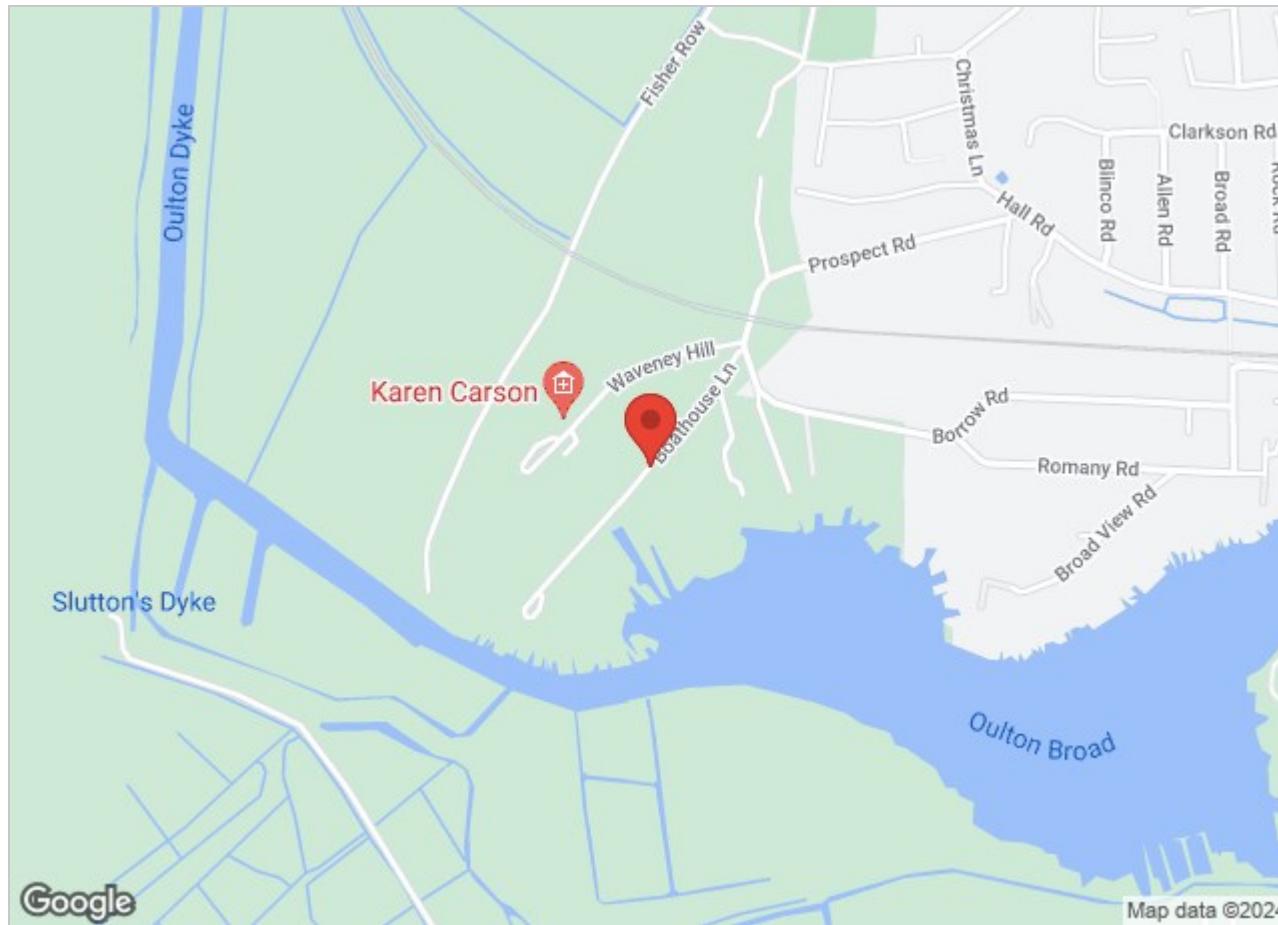


thereon shall be used as a Religious House Convent or Monastery nor for any other purpose than as a private dwellinghouse for the space of twenty one years after the date of these presents without the consent in writing of the said Jane Fowler Caldecott her heirs or assigns; (2) that no messuage dwellinghouse or building now standing on the said land nor any messuage hereafter to be erected thereon or therefrom of any wine ale beer porter or spirituous or exisable liquors or for the purpose of any trade or business without the previous consent in writing of the said Jane Fowler Caldecott her heirs or assigns (3) that only one boathouse shall be erected on the boat house site delineated on the said plan and thereon edged round with Pink and that such boat house shall not be higher than nine feet from the water to the ridge of the roof.





Area Map



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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