

Balmforth

Estate Agents, Valuers & Letting Agents



Little Ouse Moorings Plot 5, Plot 5 Little Ouse
Moorings, Brandon Creek, Downham Market,

Asking Price £28,000

RARELY available FREEHOLD MOORING with a 60ft frontage located on the junction Great and Little Ouse at Brandon Creek. The mooring will have standard fishing and Riparian rights. There is a water supply close by and the potential for an owner to have their own connection.

DESCRIPTION

We are delighted to offer this rarely available freehold mooring with a 60ft frontage located on the junction of the Great and Little Ouse at Brandon Creek. The mooring includes approximately 4m of level ground adjacent to the water's edge together with the use of a single car parking space in the adjacent car park and pedestrian access from the car park to the mooring. In addition, the freehold will include a 1m wide strip up the slopping edge of the bank in order to allow the owner to construct steps for a safer access. (Subject to EA consent)

This is an excellent location with lock free cruising along the Little Ouse, Wissey, Lark, The Cam and parts of the Great Ouse, there is a delightful pub "The Ship" close by and Littleport is only a few miles away. Ely is only 9 miles away representing a leisurely 2.5-hour cruise. Little Ouse moorings also offers a number of other facilities.

The mooring is a leisure mooring and owners will have to comply with planning requirements, local drainage by-laws, environment agency legislation together with Little Ouse. Moorings terms in relation to carparking and access.

There will be an annual fee of £100 to cover the maintenance of the car park and access path. The use of the bins and toilet disposal point will be by separate negotiation.

The mooring will have standard fishing and Riparian rights. There is a water supply close by and the potential for an owner to have their own connection (Contact the office for details).

AGENTS NOTE:

1. The strip of land adjacent to the A10 has no access rights.
2. Rules and terms and conditions apply (Contact office for information and copies of the rules).
3. On the attached sketches the double cross hatched area (red) indicates the car park. The single hatched area (brown strip) indicates right of way from car park to plots.
4. No business use.
5. See plan attached detailing plot 5
6. Existing covenant on the land - no fences or buildings.

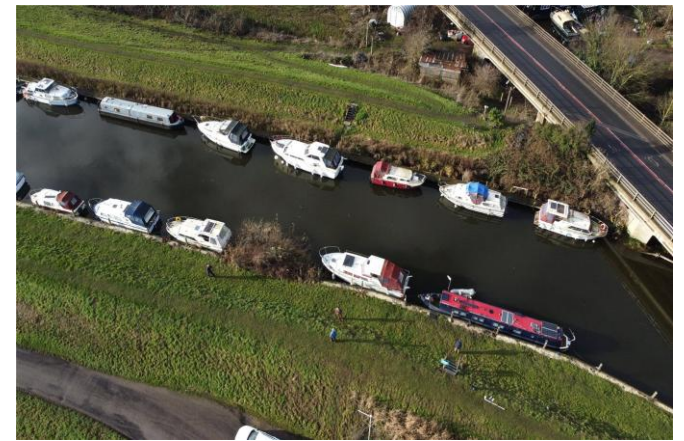
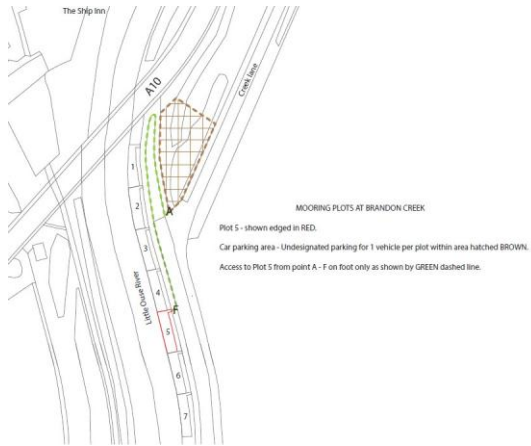
Location

On the banks of the River Great Ouse, and dating back to Saxon times, Downham Market is one of Norfolk's oldest market towns. The attractive market place is immediately identifiable by the splendidly unusual and majestic black and white clock. Downham Market is the perfect base to explore the great outdoors, discover the Fen Rivers Way footpath, take a round of golf at a

nearby course or enjoy the surrounding angling sites. Saunter through the nearby countryside or enjoy a bite to eat at a riverside pub and watch the boats go by!

Viewing

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk





Scan here for
Area Guides

Material
Information
Brochure

NO EPC
REQUIRED

FBM260032



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>