72 North Beach, Heacham
Guide Price £12,950

BELTON DUFFEY

A timber beach hut situated in the seaside village of Heacham.

DESCRIPTION

A timber beach hut situated in the seaside village of Heacham.

72 North Beach comprises a beach hut situated in the seaside village of Heacham and is located at the popular North Beach, which is a good location for families with young children or grandchildren, as the beach hut is situated nearby to amusement areas, fish bar, Silver Sands restaurant/pub for refreshments/food and public toilets. Car parking is also available closeby.

The beach hut is situated 13m from the promenade, and is of timber construction with a bi-fold door leading into a further personal door giving access to the beach hut.

The site is held on an annual Licence from the Borough Council of King's Lynn & West Norfolk and the beach hut can be used from the 1 April to the 30 September each year.

The non-domestic rate is currently pending with the Valuation Office. The ground rent for 2025 is £575.21 (Paid in full for this year). There is also a £15 per annum levy towards sea defences.

The Council requires an administration fee of 3 times the current annual ground rent to assign the licence to the buyer.

SITUATION

Heacham is a thriving village with a good range of shops, schools, doctor's surgery, a church, public houses, etc, for every day needs. Hunstanton to the north is within walking distance via the seafront; the famous Norfolk Lavender Mill is to be found on the edge of the village. The Royal Sandringham Estate is close at hand. The area is well known for its golf courses, the RSPB Reserve at Titchwell, Peddars Way, the Sea Life Centre at Hunstanton, Park Farm at Snettisham, the Thursford Collection near Holt and many fine stately homes in close proximity.

BEACH HUT

3.32m x 2.28m (10' 11" x 7' 6") Window to the rear, worktop with double cupboard under, drawer under, timber effect flooring, L-shaped seating with storage under, ceiling height of approximately 2.71m.

DIRECTIONS

Proceed out of King's Lynn on the Edward Benefer Way (Northern Bypass) towards Hunstanton on the A149. At Knights Hill roundabout take the first exit on the A149 for approximately 7 miles and on the outskirts of Dersingham take the first exit sign posted Heacham and Hunstanton, bypassing Ingoldisthorpe and Snettisham. At the Snettisham roundabout take the first exit sign posted Hunstanton and turn left at the first sign post for Heacham (the beaches down Lamsey Lane). Continue along Lamsey Lane taking the left hand turning sign posted South Beach. Continue along, ignoring the left hand turning for South Beach and, at the next junction, turn left opposite the recreational field. At the next junction turn left into Station Road. Continue along passing the West Norfolk Public House, the amusements and the fish bar and turn right into North Beach, where No. 72 will be seen a short way down on the left hand side.

OTHER INFORMATION

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

BELTON DUFFEY