



**57 North Beach, Heacham**  
**Guide Price £12,000**

**BELTON DUFFEY**

# 57 NORTH BEACH, HEACHAM, NORFOLK, PE31 7LJ

A timber beach hut built, being located at the popular North Beach.

## DESCRIPTION

A timber beach hut, being located at the popular North Beach.

The North Beach is a good location for families with young children or grandchildren and is situated nearby to amusement areas, fish bar, Silver Sands restaurant/pub for refreshments/food and public toilets. Car parking is also available close by.

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 £139.20 per annum. The ground rent for 2022 is £522.62 which has been paid up until April 2023 and the non-domestic rate is £227.05. (The council requires an administration fee of three times the 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.

## PAVED AREA

2.28m x 2.08m (7' 6" x 6' 10") Partly enclosed by timber.

## BEACH HUT

3.05m x 2.32m (10' 0" x 7' 7") The hut was re-roofed approximately 4 years ago, being painted with Cuprinol Shades with the interior painted in Farrow & Ball.

Timber entrance door, part panelled walls, worktop with sink unit, cupboards under, 2 ring gas hob, table and 2 chairs, daybed, window to rear and access to roof space.





## 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. 57 will be seen approximately half way down, on the left hand side.

## OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200.

EPC - N/A

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.



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