



Flounder, Wells-next-the-Sea
Guide Price £85,000

BELTON DUFFEY

FLOUNDER, BEACH HUT 155 WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DR

A superb beach hut in the dog friendly area of the beach at Wells-next-the-Sea. Price includes purchaser's commission.

DESCRIPTION

Flounder is an attractive beach hut located towards the popular Holkham end of Wells-next-the-Sea beach where dogs are allowed and there are fine views across the sea towards the East Hills. The hut is of painted timber construction with a timber ledge and brace door, a window hatch to the front and a verandah with steps leading down onto the sand. Inside, there is bench seat and space for a small table and chairs. A water tap for drinking and cooking use is close by as is the beach lavatory block with a path from the pinewoods behind the beach making access to the hut with the day's provisions easier than across the sand.

The site is sold under an annual Licence Agreement through Holkham Holiday Parks Limited trading as Pinewoods and may be used for rest, recreation and bathing but not for overnight stays. The Licence is reviewed annually and full details of the Agreement are available for inspection at Belton Duffey's office. A commission is payable by the purchaser to Pinewoods on completion of sale of 15% of the sale price (plus VAT) but this is included in the guide price.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.

DIRECTIONS

From the Quay, take the beach road down to the beach car park. To the east of the shop building is a set of steps/ramp which takes you onto the dog-free section of the beach. As you come onto the beach, turn left by the Coastwatch Tower, walk across a wooden bridge towards the start of the beach huts. Number 155 is located approximately 3/4 of the way along the line of huts.





OTHER INFORMATION

A water tap is available on the beach. EPC Rating Not Applicable.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

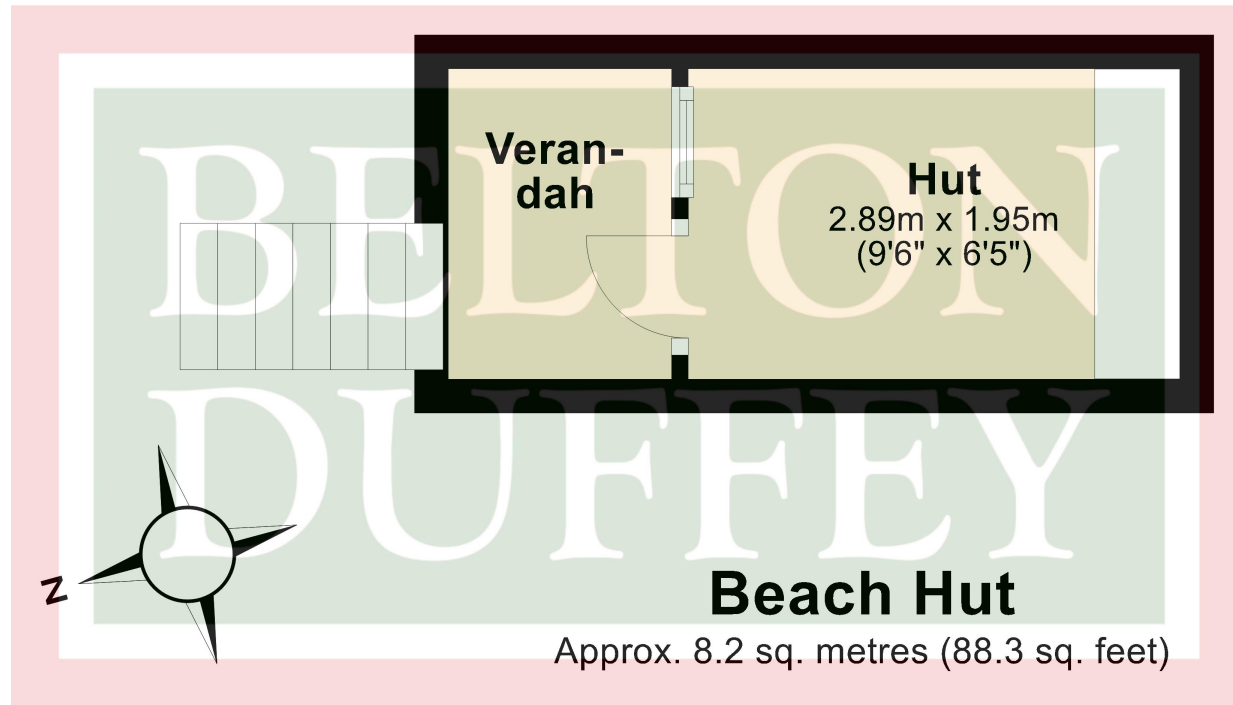
TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.





Total area: approx. 8.2 sq. metres (88.3 sq. feet)

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