



Beach Hut 35, Wells-next-the-Sea
Guide Price £75,000

BELTON DUFFEY

BEACH HUT 35, BEACH ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DR

A much loved beach hut situated close to the car park in the dog-free area of the beach at Wells-next-the-Sea. Price includes purchaser's commission (plus VAT).

DESCRIPTION

Beach Hut 35 is a rare opportunity to purchase a much loved beach hut conveniently located only a few minutes' walk from the beach car park to the west of the Coastwatch Tower and the Lifeboat Station with fine views of the East Hills. The hut is of painted timber construction with a timber stable door, window to the front and a verandah with steps leading down onto the sand. Inside, there is a fitted bench seat and storage unit with worktop. A water tap for drinking and cooking 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 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 35 is a short distance up on the left.

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

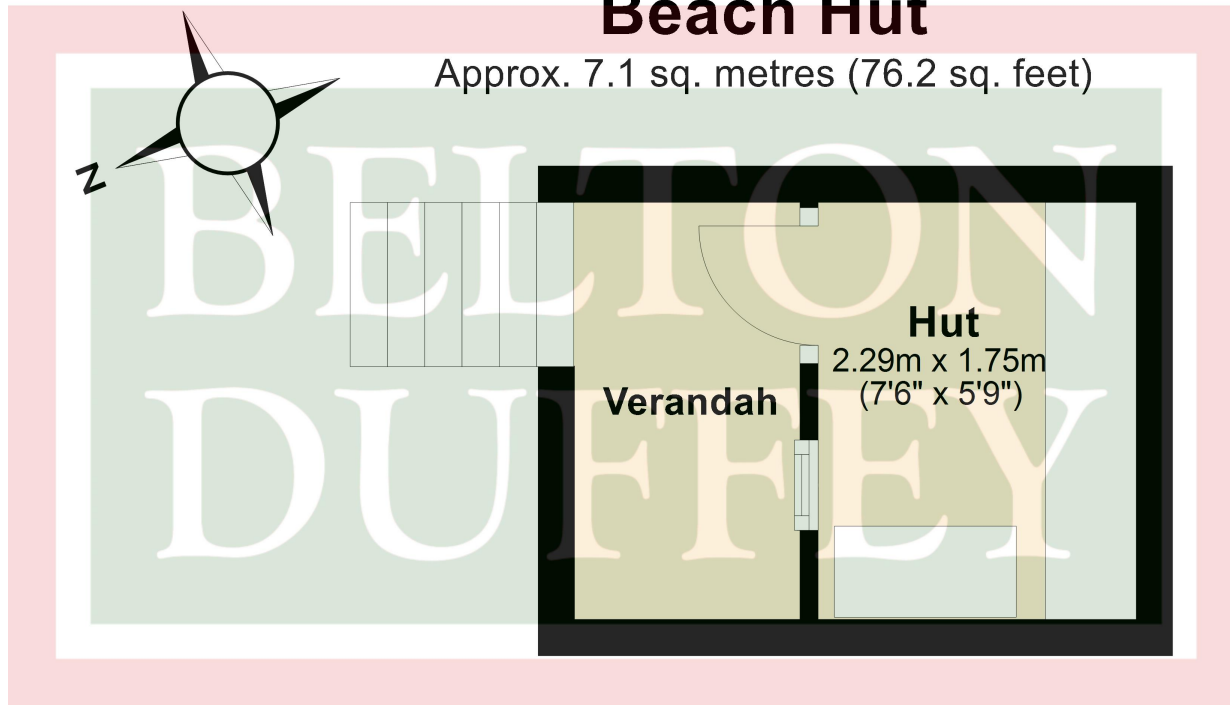
This property is for sale Not Applicable.

VIEWING

Strictly by appointment with the agent.

Beach Hut

Approx. 7.1 sq. metres (76.2 sq. feet)



total area: approx. 7.1 sq. metres (76.2 sq. feet)

BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

