



THE STORY OF

# Harrier 35 Beach Road

*Wells-Next-The-Sea, Norfolk*

SOWERBYS





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# Harrier 35 Beach Road

Wells-Next-The-Sea, Norfolk  
NR23 1DR

Opportunity to Invest  
in a Holiday Home

Three Bedroom Static Caravan

Beautiful Open-Plan  
Living Room

Shower Room, Ensuite  
WC and Hand Basin

Access to Pinewoods and  
Short Walk to Beach

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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If you love being by the seaside, why not consider a static caravan at the stunning 'Pinewoods' on the Holkham Estate, just a short walk from the ever-popular Wells-next-the-Sea beach.

This immaculately presented static caravan has been the setting for many happy holidays in recent years. The delightful open-plan living area includes a fitted kitchen and a cosy sitting and dining space.

The three bedrooms are served by a shower room, with the principal bedroom featuring an ensuite WC and hand basin.

The 'Pinewoods' site is a beautiful location, surrounded by woodland full of wildlife, perfect for dog walking and children's adventures with tree climbing and rope swings. The site also offers a number of amenities, including a play area, and if the beach isn't beckoning, the town with its quayside, shops, and eateries is just a short walk away.

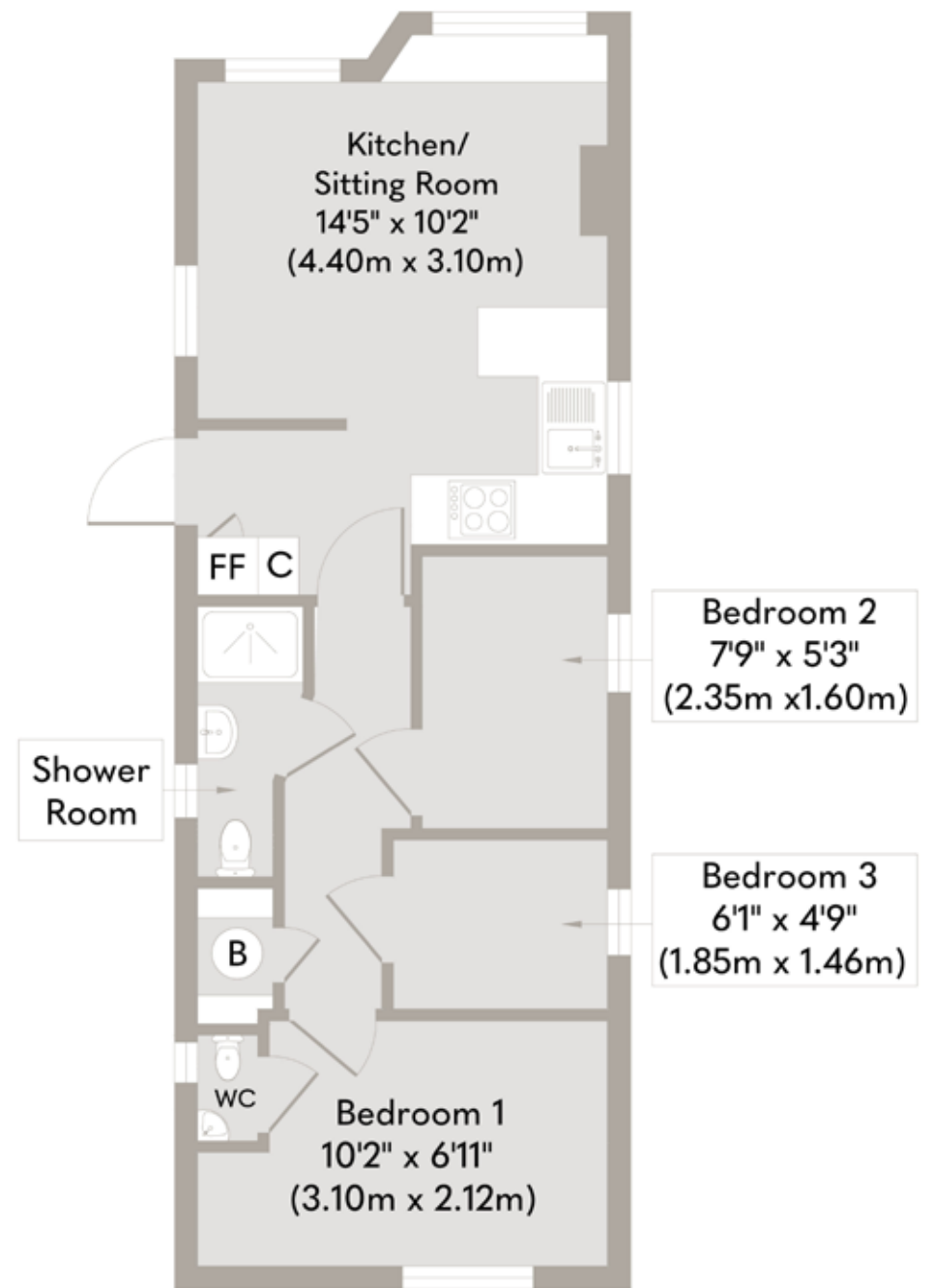
It's time for this caravan to find a new owner to create their own memories.



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wildlife.







**Approximate Floor Area**  
398 sq. ft  
(36.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

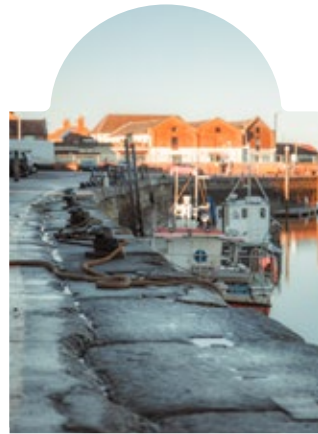
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



*Note from Sowerbys*



“It’s time for this caravan to find a new owner to create their own memories.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Council tax is not required for this property due to it being a Mobile Home.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being a Mobile Home.

## TENURE

10 years 02/01/2034. Ground Rent payable to Holkham Parks Ltd. Pitch Fee £5,492.41 including VAT. Service charges payable to Holkham Holiday Parks Ltd. The Lease prevents sub letting. Annual Water Rates £151.55 + VAT Paid Jan 2023. Pets are allowed. Access is allowed to all communal areas of the Pinewoods.

## LOCATION

What3words: ///early.plank.backtrack

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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