



Living at Burgh Castle Marina

At the heart of beautiful Burgh, in a spectacular riverside setting, lies Burgh Castle Marina. It is a peaceful, country hideaway but is also conveniently close to sandy beaches and the bustle, shopping and entertainment of Great Yarmouth. It is an ideal residential location for all those who enjoy country pursuits or an active retirement. Norfolk is famous for its dry, sunny climate, friendly and slow paced ways, and has some of the best statistics for long lives in the UK.

Our separate residential section comprises twelve pitches, each with its own garden and parking space (alongside the unit in most cases), with one of these already laid out ready for a new luxury home up to 42x20' with a detached garage from the customer's preferred manufacturer. Manufacturers' delivery dates are currently 6-10 weeks after ordering. The adjacent plot already has a similar 44x20 configuration with a Somerton Special manufactured by Country Homes (Anglia) Ltd and a detached Compton Garage.

The other permanent residences on the park comprise a bungalow and a cottage while there is also a free public house and restaurant, which is open all year round (restricted hours in winter). The pub is situated about 250 yards from the residential section, in a stunning riverside position. The main office and park reception is open all year apart from Christmas and New Year holidays, with a friendly, full-time staff supporting second-generation family ownership.

The holiday park and marina are reserved exclusively for use by private owners, with a small touring section in separate, screened pitches. Consequently, the complex remains quiet and peaceful, even at the height of the holiday season, free from the disturbance of any noisy, central club facilities or from the problems that sometimes arise on parks with a big holiday rental business. The park's reputation as a secure retreat is reflected in its low insurance claims record over many years and most owners opt to insure at the very competitive rates offered under our park policy.

Residents enjoy use of the park's facilities, which include a launderette, children's play area, disabled suite and a heated open air pool (free passes to residents). Residents with boats receive a discount on their permanent moorings in our marina. The park is naturally suited to the disabled and infirm, with the neighbourhood providing several attractive level walks, fine views and opportunities for landscape painting, photography, bird-watching and fishing, as well as boating. Our permanent exhibition and information centre provides an introduction to the adjacent magnificent Roman ruins, bird reserves and conservation areas with our own range of explorer leaflets acting as a guide to discoveries further afield. It also mounts visiting exhibitions between Easter and October each year by conservation groups, heritage organisations, local artists and photographers and by the children of our local primary school with whom we have pioneered regular field visits to the park as part of their core curriculum studies.

Getting about and amenities in the area

Our quiet local lanes have no steep hills and are used by many for cycling, including commuting to work in Great Yarmouth, 5.5 miles away. From there, cycles and disabled scooters can board the train for outings to Norwich (half an hour). Norwich is a fine city with a pedestrianised, old

core of mediaeval buildings, museums, art galleries, theatres and many sophisticated restaurants. Regular bus services to Great Yarmouth (and school buses to primary and secondary schools) stop at the park entrance all year round.

The village post office and store are opposite our park entrance and there are pubs overlooking Breydon Water and in the village centre which is about 0.75 miles away. The nearest doctors' and dentists' surgeries are in the village of Bradwell (about 3 miles) along with chemists, newsagents and a garage. Great Yarmouth has an excellent, large open-air market as well as the usual chain stores and seafront tourist shops, restaurants and theatres.

Golf and horse riding are close by. Boating enthusiasts of all kinds benefit from the strategic location of our marina at the centre of the Broadland river system with its 125 miles of inland navigation and we are just an hour's sail to the open sea.

Park Rules

Our aim is to maintain a balanced and harmonious, small community of residents, appreciative of its surroundings and our rules are designed to help support this aim. Whilst the majority of our residents are middle-aged or older, we also have a young family and working professionals. Pets have to be approved and registered and dogs are not permitted in the residential section.

Residential Re-development of No 7, Burgh Castle Marina

The 2006 pitch rent for this plot will be £140 per month plus £16.46 per month water and sewage. Electricity is supplied at the park's wholesale purchase tariff. At typical annual usage for a home of this size and type, the savings at current wholesale tariff would be around £20 per month compared to current retail tariffs.

Number 5 was handed over to its new owners in May 2003. Number 7 Burgh Castle Marina can still be custom built, choosing from any manufacturer's model ranges in sizes up to 42'x20'. All of our package prices include brick skirting and steps to front and rear entrances, brick main path, palisade fencing, turfed garden, a detached Compton garage, with pitched roof, Georgian up and over door, power and light.

Country Homes is our nearest recommended supplier and their factory is an hour's easy drive from the park. Home plans can of course be customised for internal layouts, fittings, furnishings and décor as a one or two bedroom layout, prior to contract signing. We also quote package prices for units from other manufacturers within a 2 or 3 hours drive from the park.

This plot will best suit a buyer who is ready to move in this spring or early summer. Ordering involves a binding contract with a fixed delivery date and making (non-returnable) progress payments from contract signing up to the delivery date totalling 20% of price, with the balance payable on handover.

It should be noted that the adjacent home (no 5) was built on a Somerton chassis, but incorporating most of the design, layout and specification features of the Wayland Lodge. No 7 can take either a 40x20 or 42x20 model, with the orientation such that the kitchen faces eastwards and the lounge-veranda overlooks the marshes view. The package price for all Country Home models includes the same finishing and garden layout features as for no 5.

Established Homes on the Park

Occasionally, park homes already established on the park become available for sale, generally in the price range of £45,000 to £70,000, depending on size, age and specification.

For our current sales list, or to make an appointment to view, please call **01493-780331**, fax on **01493-780163** or e-mail us at info@burghcastlemarina.co.uk

April 2006

A handwritten signature in black ink that reads "Rodney Wright". The signature is written in a cursive style with a long horizontal stroke at the end.

Marina and Park Owner