

A lifetime of relaxation at Beautiful Burgh

Burgh Castle Marina Residential Park Homes

Burgh is a beautiful place and for many people Burgh Castle is the finest spot in Broadland, with its glorious views of the Yare and Waveney valleys and marshlands.

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.

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.

Residents enjoy use of the park's facilities, which include a launderette, children's play area, disabled suite and of course our riverside Restaurant and Pub, The Fisherman's Inn - a wonderful place to watch the beautiful sunsets over the marshlands. 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.

Details: We offer you the opportunity to choose the right make and model of residential park home to meet your exact specifications. Plot No.7 will take a 42'x20' 1, 2, or 3 bedroom park home with connections to mains services

Attractions: The Fisherman's Inn, Vinyard cafe and restaurant, children's playground.

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| Norfolk Broads National Park | 5 mins |
| Great Yarmouth and Lowestoft seaside resorts | 15 mins |
| Beccles and Bungay market towns | 15 mins |
| Norwich | 30 mins |
| Suffolk Heritage Coast | 30 mins |

Purchase Prices: From £125k-£170k (depending on the level of luxury you choose)

Viewing: Our Sales Office is open 5 days a week (Oct-May) and 7 days a week (Jun-Sept). We also have several open days throughout the summer. Please call for further details.

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Our separate residential section comprises twelve pitches, each with its own garden and parking space (alongside the unit in most cases), all with indefinite planning permission and site licence. The purchaser will therefore enjoy the benefit of long-term security of pitch tenure under the 1983 Mobile Homes Act.

At present we have one pitch already laid out ready for a new luxury home up to 42x20' with a detached garage from the customer's preferred manufacturer.

The other permanent residences on the park comprise a bungalow and a cottage while there is also a free public house and restaurant, open most of the year with restricted hours in winter, closed in January and February. 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.

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 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 Policy

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 do from time to time have young families and working professionals. Pets have to be approved and registered and dogs are not permitted in the residential section.

The right choice for your Residential Park Home

Our team will work with you to help you choose the right residential park home for you. Our key suppliers offer a choice of different style residential park homes, all built to the highest standards in order to provide you with comfortable and quality accommodation.

Other models from the Tingdene, Country Homes and Omar ranges can be substituted for the Tingdene Barnwell Lodge (as shown in the brochure for our No. 7 plot). All pitch layout and garage specifications would otherwise remain unchanged.

| <i>Examples of suitable models</i> | | <i>Size</i> | <i>Prices for standard manufacturers specification</i> |
|------------------------------------|--------------|-------------|--|
| Tingdene | Alpine Lodge | 42x20 | £POA |
| Tingdene | Addington | 42x20 | £POA |
| Country Homes | Wayland | 42x20 | £POA |
| Country Homes | Somerton | 42x20 | £POA |
| Omar | Sheringham | 40x20 | £POA |

