



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**Avail New Quay Lane, Woodbridge IP12** **£250,000**  
**1BJ**

A rare opportunity to own a FREEHOLD RESIDENTIAL MOORING including a 50ft houseboat and 1/3rd acre plot of land (Sts) with PARKING in an idyllic location in Melton, Woodbridge on the RIVER DEBEN. The mooring's unique end of row position provides SPECTACULAR undulating views across the river Deben towards National Trust countryside & Sutton Hoo.





# Avail New Quay Lane, Woodbridge, IP12 1BJ

Woodbridge is a vibrant market town with fantastic shopping, educational and recreational facilities, situated next to the beautiful Deben river.

Avail has a privileged vantage point with panoramic views of the River Deben and the historic Sutton Hoo estate and beautiful National Trust countryside. The river, recognized for its outstanding beauty, is internationally important for wintering birds and has national protection for both breeding and wintering birds.

Woodbridge has a thriving centre with numerous shops, restaurants, leisure facilities, a theatre, cinema and marina on the banks of the River Deben. Ipswich, the county town of Suffolk, has a direct line service to London’s Liverpool Street station. There is excellent schooling within Woodbridge with Farlingaye in the State sector and Woodbridge school & The Abbey in the private sector. The coast is nearby with Orford and Aldeburgh being a great attraction to the sailing enthusiast as is the river Deben and the home of the famous Aldeburgh music festival is based at Snape just over 10 miles away.

The residential boat is an old Scottish fishing vessel and is self contained offering a sitting space with views across the river, a bedroom, kitchen, shower room, toilet and outside deck all in need of extensive repair and modernising.

The mooring can accommodate a 100ft boat and additional boat space either side.

Its unique position on the river means you do not have neighbouring boats to your left giving stunning views across the river and National Trust countryside.

There is a pontoon and walkway to the land with steps down to a bridge over a spring water stream.

The 1/3rd acre plot (sts) has parking, range of trees, various fruit trees including apple, Conference pear and Victorian plum. There is a grass area, solar panels and access to Melton over the railway crossing next to the Melton Boat Club.

The land could lend itself to an air b&b opportunity with ample space for several shepherd huts or yurts subject to planning.

The boat produces its own electricity via a wind turbine and a generator with solar panels on the land. Propane gas cylinders supplies power for the water heater. Water is sourced from a spring water well.

CASH BUYERS ONLY

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

