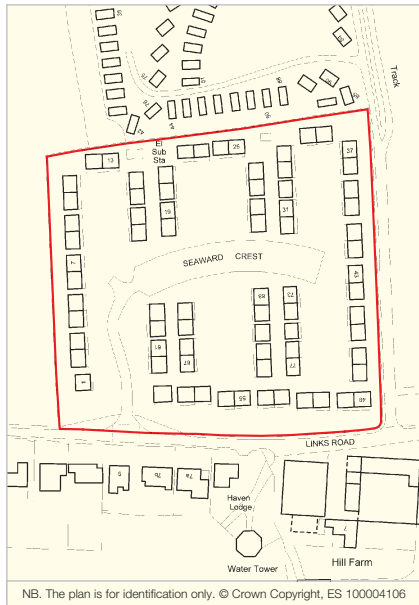


Mundesley Seaward Crest Park, Links Road, Norfolk NR11 8AT

- **A Freehold Reversionary Ground Rent Investment**
- Secured upon a Chalet Park comprising 72 x Two Bedroom Chalets
- Site Area Approximately 2 Hectares (5 Acres)
- Rent Reviews March 2014 and every Seventh Year thereafter
- Reversions 2064
- Total Current Rents Reserved

£18,757.44 per annum



Seller's Solicitor

Messrs Shoosmiths (Ref: Lisa Williams).
Tel: (03700) 868377.
Email: lisa.williams@shoosmiths.co.uk

INVESTMENT – Freehold Ground Rent



Tenure

Freehold.

Location

Mundesley is an attractive coastal village located approximately 20 miles to the north-east of Norwich, 7 miles to the south-east of Cromer, 5.5 miles to the north-east of North Walsham and around 135 miles from London. Rail services are available from North Walsham Station which connects with Norwich and from there, to London Liverpool Street. The area is a popular holiday destination and enjoys sandy beaches. The village has an historic golf course in the Mun Valley (Mundesley Golf Club) and offers a good selection of shops and pubs.

Description

The property comprises a ground rent investment secured upon a chalet park comprising 72 x two bedroom chalets. The chalets occupy a site extending to approximately 2 hectares (5 acres).

Accommodation

Each chalet provides the following accommodation:
Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom/WC

Tenancies

Each chalet is subject to a lease for a term of 99 years from 25th March 1965 (thus having approximately 50.5 years unexpired) at a current ground rent of £260.52 per annum, totalling £18,757.44 per annum. The rents are reviewed every seventh year (by reference to the Retail Price Index), the next review date being 25th March 2014. NB. Rents are payable annually on 25th March in advance. An apportionment will be made to the purchaser upon completion.

The Leases provide for the chalets themselves to be maintained and insured by the lessees and for the landlord to maintain the estate roads and gardens.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

