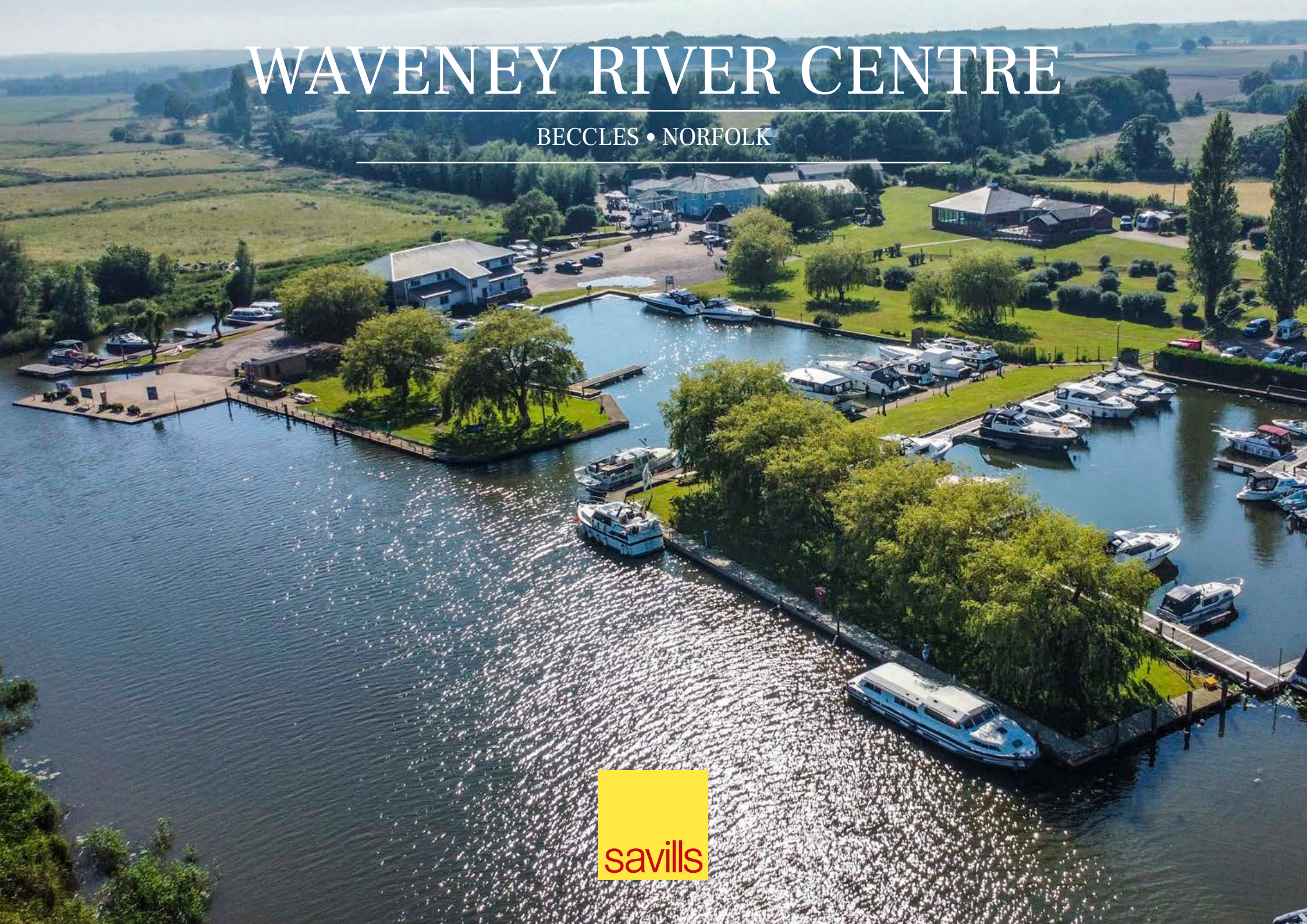


WAVENEY RIVER CENTRE

BECCLES • NORFOLK



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Land with Planning Permission

Ancillary Land

Holiday Lodges

Administration Building

Leisure Facilities

Workshop

Touring Pitches

Waveney Inn

Camping Pitches

Marina

Holiday Apartments



WAVENEY RIVER CENTRE

STAITHE ROAD • BECCLES • NORFOLK • NR34 0DE

Lowestoft 14.6 miles, Great Yarmouth 14.1 miles, Norwich 22.3 miles
(all distances are approximate)

Marina, holiday lodge and touring park, with
planning permission for further development

SUMMARY OF FACILITIES

- The Waveney Inn Bar and Restaurant, which comprises the site's reception, boat sales office, restaurant, shop and seven hotel bedrooms
- Planning permission for 46 holiday lodges, 36 of which have been developed
- Three holiday apartments in a modern purpose built structure, two have been sold on long leases and a third is currently under offer to a third party
- 133 berth marina with slipway and boat lift
- Touring & tent field accommodating 12 hard standing touring pitches and 19 tent pitches, serviced by a shower block and launderette
- Workshop which is currently let to a third party
- Heated indoor swimming pool with changing room facilities
- Administration building, accommodating a three bedroom staff flat, offices and storage facilities
- Holiday cottage, which has been sold on a 160-year lease
- Additional planning permission to develop 14 chalet units and relocate 12 touring pitches
- Ancillary land
- Site extending to approximately 9.68 hectares (23.92 acres)

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BACKGROUND

Waveney River Centre occupies an attractive rural setting in The Broads National Park. The business generates income from a wide range of leisure facilities including a marina, holiday lodge sales, hire fleet bookings, touring pitch fee income and rent.

The property was acquired by the current owners in 2021 and has been maintained to an excellent standard to provide an attractive leisure business overlooking the River Waveney.

LOCATION

Waveney River Centre is situated to the east of Burgh St Peter, a rural village in East Norfolk.

The property is accessed from Burgh Road and Staithe Road, both of which are narrow roads with passing bays. Burgh Road connects to the A143, which links the historical market town Bury St Edmunds to the west and the coastal town Great Yarmouth to the northeast.

The nearest train station is at Beccles, located circa 7.4 miles southwest of the property. The cathedral city of Norwich is approximately 23.5 miles to the northwest via the A146.

Waveney River Centre occupies an attractive rural setting overlooking the River Waveney, Carlton Marsh and the open countryside of The Broads National Park.





ACCOMMODATION

Waveney River Centre

Waveney River Centre, which comprises all trading elements of the property, is located to the east of Staithe Road and extends to approximately 6.29 hectares (15.54 acres).

The site is well sign posted and is accessed via Burgh Road, an adopted highway. The land slopes to the east and the main entrance leads directly into a gravel and block paving surface car park, which can accommodate approximately 40 vehicles. There are two electric vehicle (EV) hookups, providing four EV charging spaces.

The principal buildings and facilities on this part of the site are summarised below:-

Waveney Inn

The Waveney Inn is situated adjacent to the main site entrance. The building comprises a two storey structure of brick walls beneath a slate pitched roof, dating to approximately 1879. A single storey extension was added to the south side in 1980 and the rear extension was added in 2016. Overall the building extends to approximately 840 sq m (9,040 sq ft) gross internal area (GIA).

The building accommodates:-

- Site reception
- Shop
- Restaurant accommodating 70 covers with outdoor terrace area
- Games room, with adjoining patio accommodating 16 covers
- Seven en suite hotel bedrooms
- Commercial kitchen
- Male, female and disabled WCs
- Office and storage space

The Waveney Inn and Hotel is currently run by a third party by means of an annual licence to occupy part of the building. The holiday park and marina reception is also located within this building.





Holiday Lodges

Land to the southwest of Waveney Inn has permission for 46 holiday lodges. 36 lodges have been constructed and are accessed via a gravel surface track leading to allocated car parking spaces for each lodge. The lodges have been developed to a high specification with extensive timber decking. The position of each lodge has been carefully considered using the natural contours of the land, to ensure that each one has a view over the Broads to the south.

Currently there are two four-bedroom lodges, 15 three-bedroom lodges, 17 two-bedroom lodges and two one-bedroom lodges, of which 19 benefit from a private

hot tub. 24 lodges have been sold to third parties – 20 lodges are on a 125-year lease (effective from January 2022), four lodges occupy pitches let under varying licence terms for up to 50 years, with the remaining 12 units currently used as holiday lets. Of the 36 lodges currently stationed, 25 are available for hire, 16 of which have hot tubs.

There is potential to develop a further 10 lodges in this area. Two pitches have services laid for water, electricity and drainage and a concrete base awaiting siting of a lodge. Eight are awaiting all infrastructure and construction of a concrete base.



Holiday Apartments

The three holiday apartments are situated to the south of the marina overlooking the River Waveney. The building is modern, constructed in 2005 from timber glulam and steel beams, with timber cladding to the walls and steel sheeting to the pitched roof. Solar panels have been fitted to the southern side of the roof. There is one apartment on the ground floor and two on the first floor. The building extends to approximately 415 sq m (4,467 sq ft) GIA.

The two first floor apartments have been sold on 125-year leases and the ground floor apartment is currently in the process of being sold to a third party on a long lease.

The ground floor comprises a large five-bedroom apartment with four bathrooms, an open plan kitchen, dining and living area, private garden and hot tub.

Marina

The marina is situated on the eastern part of the site and accommodates approximately 133 berths which are split between three basins and linear moorings. The moorings are occupied by private lettings, new and used boat sales, and for visiting boats. One basin has a separate private car park for approximately 20 vehicles.

The marina is fully operational throughout the year and includes permission for 10 residential moorings. The marina is able to cater for vessels from 6m to 15m (20ft - 50ft). Each berth has access to a water point and is served by an electrical hook up point (16amps) and a 35 tonne boat hoist.

At the southwest corner of the marina is a slipway giving access to the River Waveney, a pump out and a fuel station. There is a timber frame shed, with timber cladding and a flat felt roof, which is used as a marina office, where boaters pay for the use of the pump out and fuel facilities.

There are six timber frame and timber clad sheds, which are rented by marina berth occupiers for storage.

There is a passenger foot ferry operated by the park, which crosses the River Waveney and provides access to explore the Broads, which links to Carlton Marshes and Oulton Broad. There is a small nominal fee applicable to the crossing, which is open to the public and onsite guests alike.

Workshop

Situated just to the north of Waveney Inn, off the car park, is a modern steel portal framed boat workshop, which extends to approximately 269 sq m (2,895 sq ft) GIA. The building is clad with steel sheeting beneath a pitched roof covered in profile steel sheeting. Access is via a roller shutter door on the southeast end of the building. Solar panels have been fitted to the southwest side of the roof.

The building is currently let on a five year lease, with three years and nine months unexpired. The occupier also has use of the boat hoist via the onsite staff.

Caravan & Camping Area

The current caravan and camping pitches are accessed directly from the most northwesterly point of the site via Church Lane, which is north of Staithe Road. This area comprises 12 hard standing touring pitches, serviced with water, electricity and drainage connections. The 19 tent pitches have access to an electrical hook up point. These pitches occupy an elevated position on the site and overlook the River Waveney.

There is a toilet and shower block which is located at the western end of the caravan and camping area. This has a brick base, timber frame, finished with timber cladding and a mansard, composite tiled roof and extends to approximately 86 sq m (925 sq ft) GIA. There are nine cubicles, each with a WC, basin and walk in shower. They are each accessed externally via a path, constructed with composite decking.

To the east of this toilet and shower block is a laundrette facility, comprising a timber frame shed, with flat felt roof and timber cladding. There are three domestic style appliances for use on a pay as you go basis.

There is also a hexagon shaped building adjacent of brick elevations beneath a pitched tiled roof which is currently used for storage.



Leisure Facilities

Situated to the north of Waveney Inn and south of the caravan and camping area, there is a leisure building, which occupies an elevated position on the site. It accommodates an indoor heated swimming pool, disused hot tub, male, female and family changing rooms and a disused café area currently used as an indoor games area. The building is a single storey brick built structure with a tiled roof and extends to approximately 440 sq m (4,735 sq ft) GIA. To the east of the building is a UPVC decked area which overlooks the River Waveney, and an outdoor timber framed children's play park providing a range of play equipment.

There is a single storey extension to the north of the leisure building which accommodates hygiene facilities for the existing touring and camping pitches. There is a wash up area, with six domestic kitchen sinks and female and male WC facilities.

Holiday Cottage

Immediately southwest of the Waveney Inn is a holiday cottage. The cottage is an 'L' shaped, part two storey brick built structure with a pitched tiled roof. The building extends to approximately 53 sq m (570 sq ft) GIA. To the front of the house is a small garden area and space for car parking.

This has been sold to a third party on a 160 year lease.

Administration Building

The administration building occupies an elevated position on the site to the north of the Waveney Inn and adjoins Staithe Road. This modern building was developed in 2017 comprising timber clad elevations beneath a pitched slate tiled roof.

It is part two storey and is split into three sections, which have been developed to follow the contours of the land. Each section is interconnecting and accommodates:-

- Machine store and workshop, with additional mezzanine storage
- Linen store
- Staff flat – three bedrooms
- Staff room with kitchenette
- Office space
- WC facilities

Adjoining the workshop is a small service yard providing additional car parking, storage land and three gas tanks.

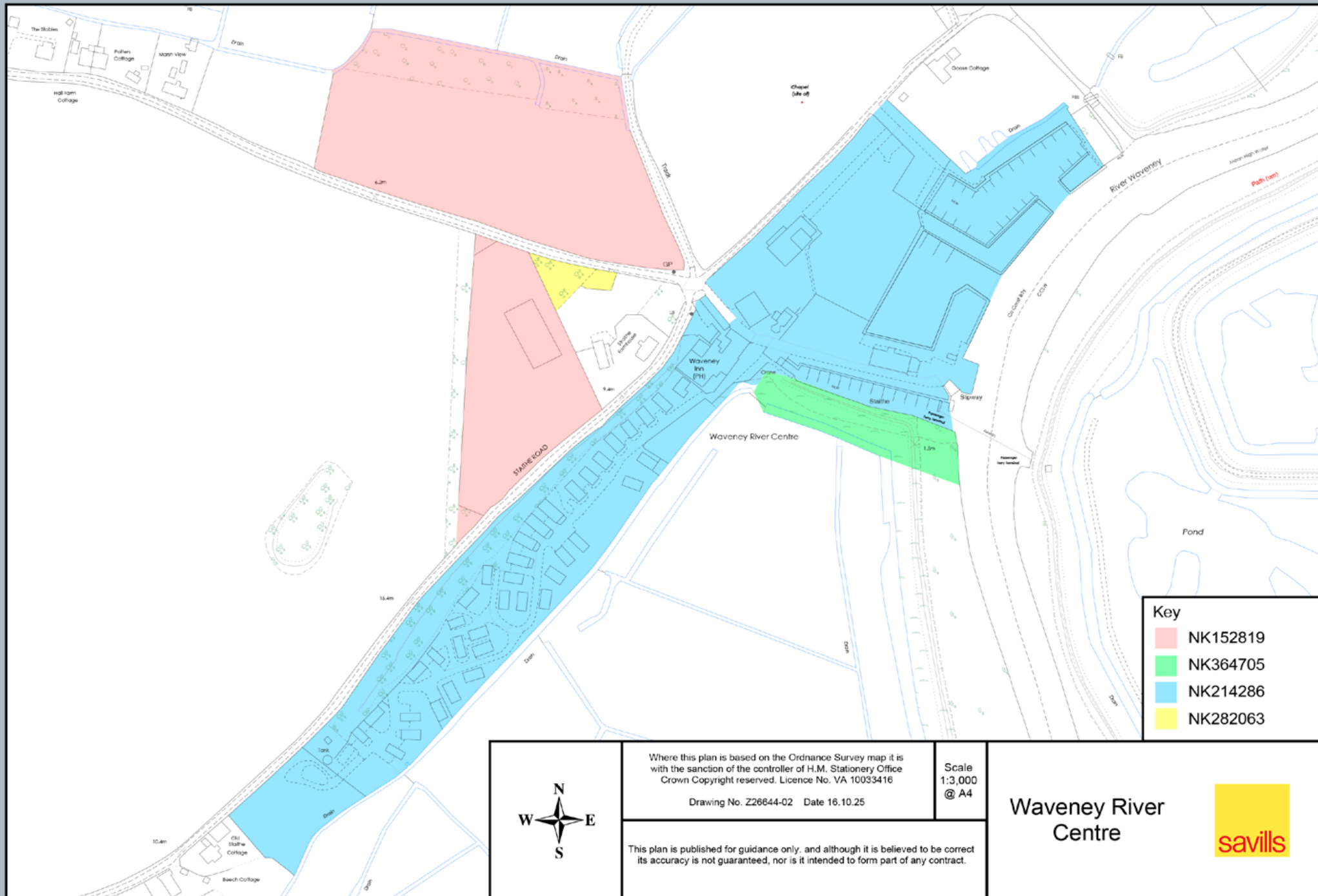
Land with Planning Permission

Land to the north of Burgh Road has planning permission for the development of 15 touring pitches and a new toilet block. This application requires that the existing 12 touring pitches located on land which comprises all the existing trading components of the property are removed. This parcel of land is bounded by mature hedges and trees on all sides and has two access points, one on Burgh Road and the other on Church Lane. It extends to approximately 2.4 hectares (5.93 acres).

The existing land which accommodates 12 hardstanding touring pitches has planning permission for an additional 14 chalets (seven twin units). Full details of the planning application can be found in the online data room.

Ancillary Land

To the west of Staithe Road there is a parcel of land which has been identified as having future development potential for 13 twin units (26 chalets), but does not currently have planning permission. This parcel of land extends to approximately 0.99 hectares (2.45 acres).



THE BUSINESS

Waveney River Centre is a well-established and diversified holiday park and marina offering a varied income profile. The property operates all year-around, with revenue generated from lodge sales, ground rent from third-party owned lodges, apartments and the holiday cottage, lodge rentals, lodge sales, touring and camping pitch fees and marina operations. Additional income is derived from pay-as-you-go use of the swimming pool and rent from The Waveney Inn and Workshop.

Ground Rent

24 lodges have been sold to third parties – 20 lodges are on 125-year lease (effective from January 2022) and these properties are charged a ground rent linked to RPI of £4,974.86 plus VAT per property (2025). Leaseholders are also charged a service charge management fee. Four lodges occupy pitches let under varying licence terms for up to 50 years and are charged an annual pitch fee of £6,750 plus VAT (2025).

Two apartments have been sold on 125 year leases. The holiday cottage has also been sold to a third party on a 160 year lease. All three properties are each charged £4,974.86 plus VAT per annum, linked to RPI (2025). The large ground floor apartment (pending sale) will be charged in line with the existing apartments.

Holiday Rentals

Of the 36 lodges currently stationed, 25 are available for hire. 12 of these are owned by the operator and 13 are owned by third parties and are on a managed letting scheme of which the operator receives a park charge of 15% of the ex-VAT booking value (after deduction of commission payable to Hoseasons). Holiday lodges are booked through Hoseasons, and tariffs range from £575 per week in low season to £1,869 per week in high season, with Hoseasons charging 12% of the ex-VAT booking value, prior to deduction of the park charge.

Lodge Sales

Income is also generated from lodge sales and commissions, upon which the business charges 10% of the re-sale price achieved plus VAT.

Touring and Camping Pitch Fees

The touring and camping season runs from March to October. Touring pitch fees range from £28 to £48 per night (2026) and camping pitch fees range from £28 to £43 per night (2026).

Marina Operations

Annual moorings are charged £299 per meter with leisure fees ranging between £2,093 and £5,501.60 per berth and residential fees ranging between £2,303 and £3,750.60 per berth, depending on the size of the vessel. Visitor moorings are charged £15 without electric and £25 with electric per day. Additional income is derived from boat lifting, pump out, fuel, use of the slipway and brokerage of boat sales.

Rental Income

The Waveney Inn and Hotel is run by a third party by means of an annual licence to occupy for which the business receives £10,000 per annum. The rent is topped up with a turnover rent. The combined rent is capped at £20,000 per annum.

The Workshop is let on a five year lease, with three years and nine months unexpired. The annual rent is £15,000, exclusive of VAT and payable from the date of the lease. The next rent review is on 31 August 2026 and is on an upwards only basis, subject to index linked reviews, with a minimum 2.0% annual increase.

Trading History

A summary of the trading performance for the business over the last four years is set out below:-

	Year Ending 31 December 2022	Year Ending 31 December 2023	Year Ending 31 December 2024	Year Ending 31 December 2025 (9 months actual, 3 months forecast)
Holiday lodges, apartments and holiday cottage - property sales	£559,288	£1,174,468	£379,943	£366,466
Holiday lodges, apartments and holiday cottage - rent	£59,874	£77,133	£126,874	£140,520
Touring, camping, holiday rentals	£761,550	£498,834	£497,983	£662,821
Concession income and rents	£154,992	£97,961	£59,770	£69,321
Service charges and owner recharges	£23,860	£57,769	£88,181	£99,819
Marina - moorings and ancillary income	£168,366	£168,753	£174,455	£205,856
Total Income	£1,727,930	£2,074,918	£1,327,206	£1,544,803
Total Expenses	£1,492,709	£1,279,998	£1,229,130	£1,275,380
EBITDA	£235,221	£794,920	£98,076	£269,423

The current owners have developed a sound trading platform for a new owner to continue to grow the business. They have also obtained planning consent for further holiday accommodation which could either be sold to third parties or used to increase the number of holiday letting units or a combination of both depending on a future owner's business model.

Services

Waveney River Centre benefits from mains water, three phase electricity and three bulk LPG gas tanks, which are situated next to the administration building. The site has a Conder SAF500 treatment plant, which has capacity for the further lodge development.

Fixtures, Fittings and Equipment

A summary of the fixtures, fittings and equipment, all of which is owned outright, is included in the online data room.

Town and Country Planning

Land to the east of Staithe Road, which comprises all the existing trading components of the property, is located under the jurisdiction of the Broads Local Authority. The statutory plan covering planning policy and development control for this area is the Local Plan for the Broads (Plan period 2015 – 2036) (Adopted May 2019).

Land to the west of Staithe Road is located under the jurisdiction of South Norfolk Council. The adopted local plan covering this parcel of land is the South Norfolk Local Plan (Adopted 2024).

Licences

The holiday park is currently operated with the benefit of a Site Licence which permits the siting of holiday caravans. The total number of caravans that shall be stationed at any one time is to be in accordance with the condition of planning permission granted by the Broads Local Authority and should not exceed 60 units per hectare. The units are restricted to holiday use only as per the conditions of the planning permission.

Tenure and Basis of Sale

The freehold interest in the property is held under title numbers NK152819, NK364705, NK282063 and NK214286.

Offers are invited for the freehold interest in the property on the following basis:-

- Vacant possession will be provided upon completion subject to The Waveney Inn & Hotel licence agreement, lodges sold on 125 year leases, lodges on licence agreements, apartments sold on 125 year leases, annual rights granted to the marina moorings, workshop lease and holiday cottage sold on a 160 year lease.
- Fixtures, fittings and equipment are included in the sale.
- Any deposits for future bookings of events and accommodation will be apportioned between the vendor and purchaser upon completion.

Energy Performance Certificates

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

Waveney Inn – B

Ground Floor Holiday Apartment (Burgh Staithe) – C

Leisure Building – C

Business Rates

The current rateable value of the property is £107,500, giving rise to rates payable of £35,797.50 for the year ending 31 March 2026.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

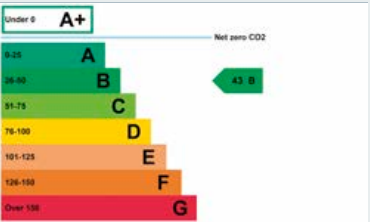
VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

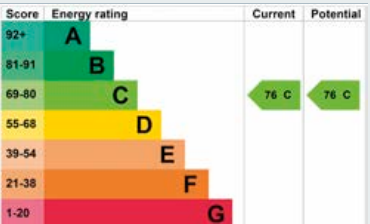
Directions

The postcode of the property is NR34 0DE

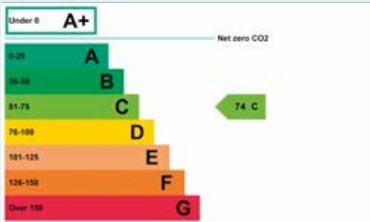
Waveney Inn



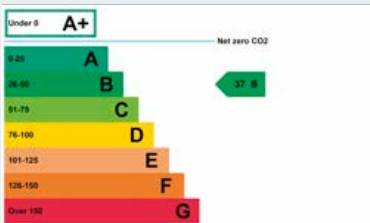
Ground Floor Holiday Apartment



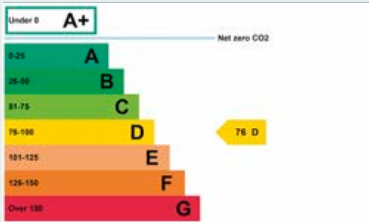
Leisure Building



Administration Building



Workshop





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Savills Oxford

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Oxford
OX2 0QL

Savills Chester

16 Grosvenor Court
Foregate Street
Chester
CH1 1HN

Savills Exeter

Sterling Court
17 Dix's Field
Exeter
EX1 1QA

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a non-disclosure agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact Savills, Wytham Court, 11 West Way, Oxford, OX2 0QL:-

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