At a glance

- Commercial specimen day ticket carp fishery.
- Modern, 3 bedroom brick built detached house
- Detached garage
- Workshop, Games room, Office
- 18 acre lake
- Angler’s lodge and bait shop
- Site extending to approximately 21 acres (8.5 Ha).
Top Specimen Carp Fishery with lakeside lodge

One of the top Specimen Carp Fisheries in the country with a desirable lakeside lodge.

The property

The property comprises a high quality detached chalet style family house, constructed in 1999, together with a commercial specimen day ticket carp fishery. The total area of the property extends to approximately 21 acres (8.5 Ha).

Lake View Lodge
This fine high quality family house was constructed in 1999 in conventional brick under a pitched, pantiled roof with attractive dormer windows to the first floor. In keeping with its delightful rural location, there is an extensive use of wood throughout the property including panelled oak doors and main staircase. New UPVC windows and doors throughout. The siting and design of the property are such that the main rooms include the breakfast kitchen, lounge and master bedroom, having glorious views looking out across the veranda onto the adjoining lake.

The accommodation is arranged over two floors and is ideally suited to family occupation with a versatile layout which could be used in a number of ways to suit a particular family, including a potential granny annexe/flat. Fittings and equipment throughout the property are of a high standard and oil fired central heating is provided, together with a combined oil/electric 4-oven Aga in the breakfast kitchen. Insulation standards throughout the property are extremely high.

Accommodation
Ground Floor
Front entrance lobby with doubled glazed sliding patio doors and tiled floor.

Entrance Hall with radiator, oak laminate floor, built-in cupboard under the stairs and fine oak staircase with turned balusters.

Cloakroom with low suite wc, wash basin, radiator and African slate tiled floor.

Utility Room 2.64 x 1.74m (8’8 x 5’8) with single drainer sink unit, laminate worktop with cupboards and drawers beneath, radiator, African slate tiled floor.
Over the last 12 years extensive improvements have been made to the fishery and the site as a whole.

Main Lounge 7.13 x 3.99m (23’4 x 13’1) having glorious views over the veranda and lake beyond, 3 radiators, oak laminate floor, full length sliding double glazed patio doors leading onto veranda, old brick country kiln wood burner with beam over.

2nd Sitting room/Dining room 7.13 x 3.99m (24’0 x 13’1) plus a recess 4.72 x 1.54m (15’6 x 5’0) with barley twist tiled floor and 2 radiators.

Disabled WC with wide door, low suite wc, wash hand basin, radiator and barley twist tiled floor.

Study 3.98 x 2.44m (10’3 x 8’0) with barley twist tiled floor and radiator.

Boiler room/Utility/Storage 3.14 x 2.42m (10’3 x 7’11) with radiator, barley twist tiled floor, Boulter oil fired boiler for central heating and domestic hot water.

Breakfast Kitchen 7.12 x 3.97m (23’4 x 13’0) with purpose built kitchen with solid oak worktops together with wall cupboards providing ample storage, built-in dishwasher, fridge/freezer, royal blue Aga with 2 oil fired ovens and hob set in an old brick recess with beam over, full length sliding double glazed patio doors leading onto veranda and overlooking the lake.

First Floor
Landing 9.55m long (31’4) with 2 radiators, useful eaves storage cupboards and built-in airing cupboard housing the copper hot water cylinder with immersion heater.

Master Bedroom 5.56 (18’3) maximum x {approximately 4.1m (13’5) measured at 1.83m (6’0) above floor level} x 4.36m (14’3). A superb room with full length sliding double glazed patio
doors leading onto balcony and overlooking the lake, eaves storage cupboards. Door leads to: Fully tiled en-suite shower room with corner bath and shower fitting, pedestal wash hand basin, low suite wc and radiator.

Double Bedroom 3.76 x 3.67m (12’4 x 12’0) maximum, [2.99m (9’9) measured from 1.83m (6’0) above floor level] with radiator and eaves storage cupboard, access to loft.

Double Bedroom 5.56 (18.3) maximum {4.10m (13’5) measured at 1.83m (6’0) above floor level} x 3.56m (11’8) with radiator and eaves storage cupboards.

Family Bathroom fully tiled and having panelled bath, pedestal wash basin, low suite wc, fully tiled shower cubicle and radiator.

The arrangement of the downstairs accommodation offers the benefit of creating separate accommodation from the sitting room/dining room/playroom/study and boiler room/utility room/storage room.

Outside
The property benefits from its own private garden overlooking the lake. Adjoining the property there is a large area of hard standing for parking. A double garage, workshop with games room, office and bathroom above was constructed in 2012. Subject to a change of use this building could be suitable for ancillary or bailiffs accommodation.

The Cromwell Lake Fishery
Cromwell Lake Carp Fishery is now regarded as one of the top specimen fisheries in the country.
Originally a 5 acre lake was created due to the extraction of gravel for the construction of Ossington Aerodrome in 1941. It was extended between 1962 and 1966 to supply materials for the construction of the A1. The lake extends to approximately 17 acres, has an undulating bottom with an average depth of approximately 9ft and a maximum depth of approximately 18ft.

The lake is maintained by a water table and spring water. Water levels are controlled via a sluice in the south-eastern corner of the lake.

Cromwell Lake was originally stocked with carp between 1993 – 1994 with the introduction of specimen carp (common, mirror, linear, leather, ghost and grass). There are 7 known 40lb+ carp and approximately 50+ known 30lb carp. Restocking has taken place in 2003, 2004, 2006, 2007 and 2011. 10 x 20lbs, 5 x 10lbs and moved from stock pond in 2014.

In addition to carp, there are catfish to approximately 52lbs, tench to 12lbs and pike to 20lbs+.

Over the last 12 years extensive improvements have been made to the fishery, including anti-erosion bank improvements, landscaping, a concrete slipway suitable for launching boats, construction of 18 fishing pegs and a purpose built fisherman’s lodge. A new anglers’ lodge was constructed in 2011 providing bait shop, kitchen area, shower, toilets, internal and external seating areas. Outside the Anglers Lodge is a large secure car park. The whole property has the benefit of CCTV.
Cromwell Pool was constructed in 2004 and extends to 0.4 of an acre. The Pool is stocked with over 40 carp up to 25lbs and has a custom built double swim with close parking and an exclusive bookings policy.

The Business
The majority of income is made up from the sale of day tickets. Current charges are as follows:

- 24 hours £30
- 36 hours £45
- 48 hours £60
- 72 hours £90
- 96 hours £120
- 5 x 24 hours £150
- 6 x 24 hours £180
- 7 x 24 hours £200

Guests £5 for 24 hrs maximum 1 guest per angler.

The fishery and tackle shop business turnover was in excess of £85,000 for the year ending 31st March 2015. Accounts and further financial information will be available to seriously interested parties after viewing.

Planning
Planning permission was granted on 30th October 1997, subject to a Section 106 Agreement, that the occupation of the dwelling shall be limited to a person or persons solely or mainly employed in the supervision of the Cromwell Lake Fishery for recreational angling.

Planning permission (09/00176/FUL Newark and Sherwood District Council) was granted on the 14th April 2009 for facility building. Planning permission (08/01900/FUL Newark and Sherwood District Council) was granted on the 28th October 2008 for a double garage, workshop with a room above.

Planning permission (11/07836/DGA Newark and Sherwood District Council) was granted on the 25th November 2011 for a double Garage with first floor store room.

Services
Mains water and electricity are connected. Central heating is from an oil fired system. Drainage is to a septic tank. The property has a telephone connection and two independent security alarms are fitted.

Outgoings
Lake View Lodge—Council Tax Band G.
2015/16 - £2,755.43
Anglers Lodge - Rateable Value - £1,300
Fishery - Not rateable

EPC
Lake View Lodge - C
Office/workshop - D

Local Authority
Newark & Sherwood District Council
Kelham Hall
Kelham
Newark
Nottinghamshire
NG23 5QX
Tel: 01636 650000

Photographs taken: July 2015
Particulars prepared: August 2015

Guide Price: £1,450,000
Tenure & Possession
The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock
The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements
The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

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Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements
Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing
Viewing is strictly through appointment with Fenn Wright.

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“Safety Note to Fishery Buyers”
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!
Floor Plans

Lake View Lodge

Ground Floor

First Floor

Garage, Workshop, Office
Angler’s Lodge

Floor Plan

Location
The property is situated only approximately 4 miles to the north of Newark, just off the A1 in the village of Cromwell. The property is best approached by travelling north on the A1 from Newark and forking left into the village of Cromwell where signposted. Continue through the village towards the far end before a sign will be seen on the left hand side marking Cromwell Lake Fishery. Turn off down this private road which gives access to the fishery and property.

Directions

To find out more or book a viewing

01206 216 555

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