



**FennWright**  
Water & Leisure

## Willow Lakes Fishery & Caravan Park

Established coarse fishery and caravan park near Grantham, Lincolnshire





### Introduction

Willow Lakes is an established coarse fishery and caravan park situated on the edge of the village of Foston, just five miles north of Grantham with direct access to the A1. The property comprises nine coarse lakes (7 fishing lakes and 2 stock ponds), 29 static caravans, holiday let and a five bedroom detached dwelling, set within grounds extending to approximately 13.59 acres (5.5 ha).

### Location

The property is situated in the village of Foston, approx. 5 miles north of Grantham and 7 miles south of Newark, with excellent road links being located within 1.5 miles of the A1. The City of Nottingham is 18 miles east.

The Nearby village of Long Bennington boasts many amenities including local shopping facilities, café, popular Primary School and doctors surgery. Leisure facilities include a bowling green and tennis courts.

The town of Grantham is well-regarded for the quality of its local schools and benefits from a fast rail service into London Kings Cross (1 hour). Neighbouring Belton Woods also has three golf courses on offer, whilst Rutland Water is a major regional draw with sailing, sports and leisure clubs.

### Access

Willow Lakes benefits from two separate access points off Newark Hill Road. The access to the eastern part of the site services Willow Lodge, the caravan site and holiday let with three hard surface access roads. The western access serves the fishing lakes, leading to the fishery car parks.

### Willow Lakes Fishery

An established fishing complex originally constructed in the 1980s. There are a total of 9 coarse fishing pools (7 used for angling) which make up the fishery with a total water area of approx. 5 acres together with two stock ponds.

### Poplar Lake (Lake A)

Extending to 0.49 acres with an average depth of 4ft, specimen carp lake with carp stocks only, between 5lb and 17lb. Currently operated as a day ticket lake. The banks have been re-graded, and new bigger platforms built to be more suitable for carp anglers.

### Maple Lake (Lake B)

Extending to 0.14 acres, with an average depth of 3ft. Currently used as a stock pond.





#### Willow Lake (Lake C)

Extending to 0.8 acres an average depth of 4ft and 21 pegs. Stocked with mixed coarse fish species including carp, bream, tench, roach, perch, rudd and gudgeon. Renowned for its larger bream, F1 Carp and Crucian Carp which are rather special. Operated as a day ticket lake.

#### Sycamore Lake (Lake D)

Extending to 0.48 acres, stocked with mixed coarse fish species, with a particularly large stock of silver fish species, including bream, roach, rudd, perch, gudgeon, tench and crucian carp. A total of 12 pegs and depths between 3ft and 6ft. The banks have been re-graded, and new bigger platforms built to be more suitable for family fishing sessions.

#### Ash Lake (Lake E)

Extending to 0.88 acres with an average depth of 4ft and 24 pegs. Stocked with mixed coarse fish species including carp, F1's, bream, tench, roach, perch, and gudgeon. Operated as one of the match fishing lakes.

#### Alder Lake (Lake F)

Extending to 0.5 acres with an average depth of 4ft and 15 pegs. Stocked with mixed coarse fish species including carp, F1's, bream, tench, roach, perch, and gudgeon. This lake is used exclusively by caravan occupiers.

#### Chestnut Lake (Lake G)

Extending to 0.75 acres, depths between 3ft and 5ft and 22 pegs. The lake is currently unstocked as all fish were netted, removed and redistributed across the other lakes on the complex to allow for renovation works.

#### Hawthorn Lake (Lake H)

Extending to 0.91 acres, stocked with mixed coarse fish species, including carp, F1's, bream, tench, roach, perch, and gudgeon. A total of 29 pegs and an average depth of 3ft to 4ft. Currently operated as a match fishing lake.

#### Cedar Lake (Lake I)

Extending to 0.1 acres, currently used as a stock pond.

#### Caravan Park

Willow Lakes benefits from a private owners caravan park with a total of 29 static caravans. All units are owned privately subject to a ground rent, with additional mobile home owned by Willow Lakes and let as short term holiday accommodation. The privately owned caravans are serviced by mains water, metered electric and bottled gas.

#### Manager's accommodation

A 3 bedroom twin unit mobile home with central heating and double glazing. Currently let as short term holiday accommodation, but with permanent consent to be occupied in connection with the coarse fishery.

#### Willow Lodge

A detached five bedroom dwelling, approached via a driveway and double garage to the front and a private garden overlooking the stock pond to the rear. Originally constructed in the early 1990's as manager's accommodation and subsequently extended following planning permissions in 2001 and 2003.





The accommodation requires light refurbishment and briefly comprises.

Ground Floor - Reception and kitchen with storage room/utility and laundry, office, large living room and dining room. Extension: leading to secondary office, reception room, summer lounge, downstairs W.C. and storage cupboard.

First Floor – Master bedroom with en-suite W.C. and shower, main bathroom, bedrooms 2 and 3 (double bedrooms), second bathroom with W.C. and bath, bedroom 4 and bedroom 5, together with a storage room which could be an additional bedroom.

#### Outside

The property has the benefit of a large private garden to the rear of the property with a decking area overlooking the Stock Pond. To the front of the property is a large gravel area for car parking and a double garage under a pitch roof with mezzanine storage.

#### Buildings

Anglers' toilet block with single toilet together with two storage rooms. Adjacent to the mobile home is a small garage used for storage.

#### Planning & Development

The property benefits from planning permission for the existing use. Ref. S124/0355. provides permission for an additional five static caravans. The occupation of the dwelling is subject to an occupancy restriction. The static caravans have permission to be occupied on an 11 month basis, between the 1st March to the 31st January. The mobile home benefits from a permanent consent for occupation in relation to the coarse fishery.

#### Income & Expenditure

The site benefits from ground rent from the 29 privately owned caravans, together with caravan sales, income from the twin unit mobile home and a combination of day tickets and match fees for the fishery. Income figures available upon request, detailed profit and loss accounts available to interested parties after viewing.

#### Website

[willowlakesfishery.com](http://willowlakesfishery.com)

#### Services

Mains water and mains electricity, with drainage to three private treatment plants. The dwelling is also connected to mains gas. Mobile home connected to gas tank.

#### Agents' Notes

##### Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

#### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. 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 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.

#### Consumer Protection Regulations

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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#### Energy Performance

Willow Lodge - TBC

#### Rates

Rates payable: £Nil

The property currently benefits from 100% small business rate relief

Council Tax - Band E

Rates payable 2024/25: £2,584.45

#### Local Authority

South Kesteven District Council.

#### Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is NG32 2LF.











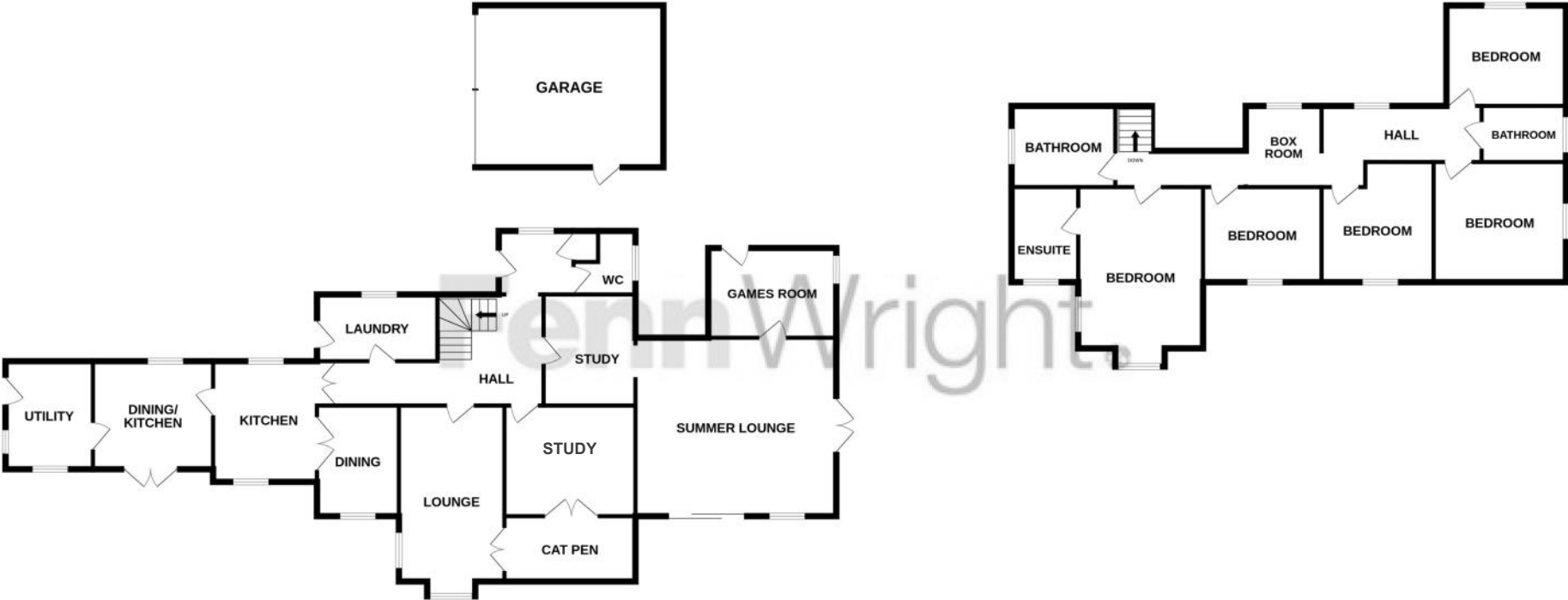


LAKE KEY	
A -	Poplar
B -	Maple
C -	Willow
D -	Sycamore
E -	Ash
F -	Alder
G -	Chestnut
H -	Hawthorn
I -	Cedar

# Floor Plans - Willow Lodge

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# FennWright.

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