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Land &
Estates

Angel of the North Fishing Lakes and Livery, Birtley, Co Durham DH3 1RF

PROPERTY | RURAL | DEVELOPMENT | LETTINGS | ENVIRONMENT

Guide Price £2 million

hhlandstates.co.uk



ANGEL OF THE NORTH FISHING LAKES AND LIVERY NORTHSIDE, BIRTLEY, CHESTER LE STREET, COUNTY DURHAM DH3 1RF

A vibrant and varied business opportunity in a rural enclave very near to Newcastle, Gateshead and Washington conurbations. Extending to approximately 51.07 acres in total, the property and business is for sale by private treaty as a whole.

To fully appreciate what The Angel of the North Fishing Lakes and Livery has to offer, we highly recommend viewing the drone video which can be found on our website.

LOCATION

Conveniently located just off the A1 and A1231, Angel of the North Fishing Lakes and Livery is 2 miles from Birtley and 3 miles from Washington. Newcastle and Gateshead are 8 and 5 miles away respectively.

The property lies within a ring fenced parcel in an elevated position overlooking the Angel of The North and surrounding areas.

DIRECTIONS

From the south, take the A1 North and bear right at the A194 where the A1 splits. Take the first turn off the A194 signposted A182 Washington. At the roundabout take the first left turn which is signposted A1288 Springwell. Continue on the A1288 until the roundabout at the junction with the A1232. Turn right here and Angel of the North Fishing Lakes and Livery will be your first left turn after the roundabout.

To gain access via the electronic gate, individual arrangements will be made on the day of viewing, via the selling agent.

What three words [///churn.keys.punk](http://churn.keys.punk)





THE FISHING LAKES AND ACCOMMODATION

BASSETTS LOOKOUT

Bassetts Lookout is a three bedroom bungalow overlooking the smallest of the fishing lakes. The house is conveniently located adjacent to all of the business facilities, but it's position on the site gives it a level of privacy.

The bungalow is very well proportioned and consists of a large living room, kitchen, utility room, three bedrooms with one ensuite and a family bathroom. There is also a cellar accessed from the living room and a large conservatory.

Accessed from main the hallway, the living room has french doors leading to a patio area and has a multi fuel burner set in a large stone fireplace. The kitchen is fitted with white high gloss wall and floor units and complimentary black granite worksurfaces. A large central island incorporates an LPG hob, a modern wooden breakfast bar and there are two electric ovens, a microwave and an American style fridge/freezer, all fully integrated. A sink with mixer tap overlooks the garden. At one end of the kitchen there are large leather settees which make up a large, informal seating area.

There are three double bedrooms one with an ensuite, comprising bath, handbasin and WC and a further bathroom comprising a shower, WC, handbasin and fitted storage units. One bedroom is currently set out as an office for managing the fishing lakes and livery business. The boot room leads out to the conservatory which runs the full length of the rear of the house. A cellar housing the hot water tank is accessed via a door from the living room.

Externally there is a double garage with roller shutter doors and the garden wraps around the house on three sides.



THE LAKES AND FISHING

The coarse fishing business was started in 2004 and the three lakes, approximately 6 acres of water in all, were stocked with circa £225,000 worth of Silver and Carp varieties across the three lakes known as Lookout Lake, Bowes Lake and Bassets Lake. The lake area and associated buildings, including grassed areas and parking areas measure 15.27 acres, as indicated in blue on the sale plan.

Bassets Lake has 14 fishing pegs, with two pegs having facilities for disabled users and is stocked with 50% Carp and 50% Silver varieties. Bowes Lake has two island features, and a none fishing sanctuary. Stocked with 70% Carp and 30% Silver varieties it has 40 pegs. The largest of the lakes is Lookout Lake offering 51 pegs and approximately 50% Silvers and 50% Carps.

There is an opportunity to develop this part of the business further by allowing longer fishing days. Currently admission to the lakes restricted to before 12 noon.

Further details of fishing methods and facilities on offer are available on the website. <https://www.angelfishing.com>

THE RETAIL UNIT

Adjacent to the bungalow the retail unit acts as a reception for the Livery and Fishing Lakes. It is well stocked with a wide range of coarse fishing tackle, equipment and bait. Livery and Lake users alike can purchase a variety of hot and cold snacks and drinks. The shop has fitted units displaying items for sale and a sales counter where the till is positioned and the CCTV can be viewed.

Adjoining the retail unit are male and female WC's for customer use and above the shop, accessed by external stairs, is the staff accommodation.

STAFF ACCOMMODATION

The staff accommodation consists of a one bedroom flat comprising a bedroom, open plan living room/kitchen, a large storage cupboard and a bathroom. Access is via a set of external stairs.

MULTI-PURPOSE BARN

There is a large barn currently used for general purpose storage. It is constructed of a steel portal frame with box profile tin sheeting and has an earth floor. The barn benefits from an electricity supply and has a large roller shutter door.





LIVERY BUSINESS

STABLE BLOCKS

The livery is mainly run on a DIY basis and livery clients pay for basic stable rental which includes the use of water and electricity. Full livery is offered on an individual basis as required. There are two main stable blocks, plus a barn fitted out with further stables to make a total of 38 stables. Further detail is provided on the building plan included with these details.

All of the stable blocks have a water supply inside the block, or very near and there is an electricity supply providing lighting to all blocks. The livery blocks and associated areas measure 1.06 acres as indicated in yellow on the sale plan.

ARENA

Adjacent to the stable blocks there is an all-weather, rubber and sand surfaced arena which is fenced with post and rail fencing.

LAND

The land is in a ring fence surrounding the stable blocks and consists of 33.93 acres of grassland, as indicated in red on the sale plan. Geldings and mares have separate paddocks and grass is managed so turnout is all year round. The boundaries are stockproof and are a mix of post and wire and hedges.

SECURITY AND CCTV

The entrance is secured by an electric security gate with access only for those with the relevant access code and CCTV monitors all of the stable block area, lakes and pathways. CCTV screens can be viewed from the bungalow and also from the retail unit. Livery users can access the site 24 hours a day.





SERVICES

All of the site is served by mains electricity, mains water and drainage is to a septic tank to the rear of the bungalow. The bungalow, staff accommodation and shop are all heated by air source heat pumps and the bungalow has an array of solar panels supplying energy to three Zanussi batteries which are located in the loft.

COUNCIL TAX & EPC

The EPC rating is E50 for Bassetts Lookout and D68 the staff accommodation. The Council Tax rating for the bungalow is F payable to Durham County Council.

BUSINESS OPPORTUNITY

The Fishing Lakes and Livery Business is for sale as a whole and the Sellers wish to include all of the property, all stock, all fixtures and fittings and most of furniture currently in the bungalow and staff accommodation. They are however happy to remove furniture should any potential buyer not wish to include it in their purchase.

The following equipment is also included so that any Buyer can operate the business from the first day:

Kabota grass cutter with front loading shovel.
Honda Quad bike and trailer

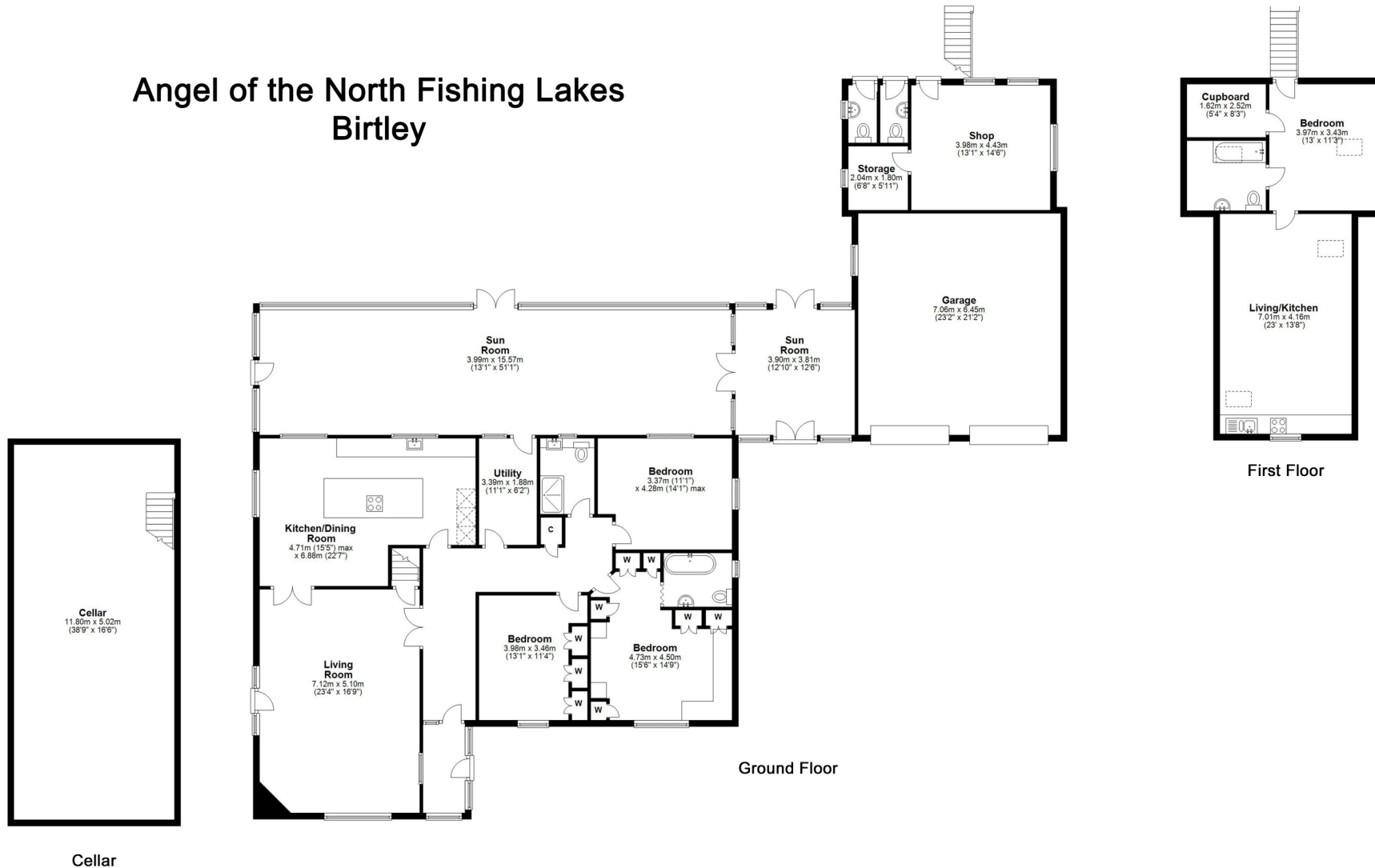
The business employs one full time manager and one casual staff member who resides in the flat above the retail unit. It is expected that these staff would transfer with the business under the TUPE (Transfer of Undertakings (Protection of Employment) *Regulations* 2006. Potential Buyers should seek clarification on this issue from their own legal representative.

Accounts from year ending April 2022 and April 2023 are available to view. Year ending April 2024 will be available as soon as they can be produced.

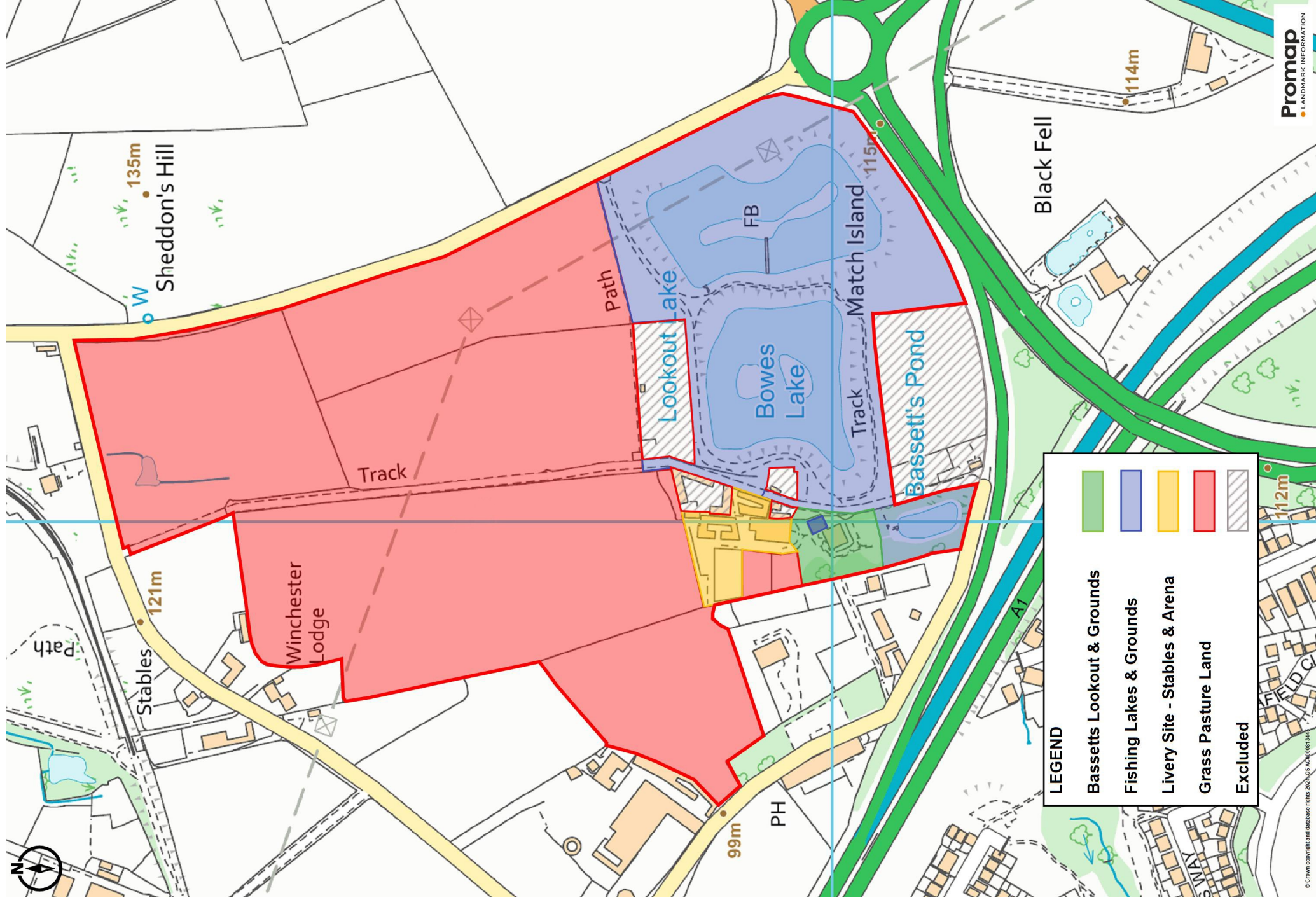
Opportunities for further business development include opening the Fishing Lakes for longer hours and providing a full livery.



Angel of the North Fishing Lakes Birtley

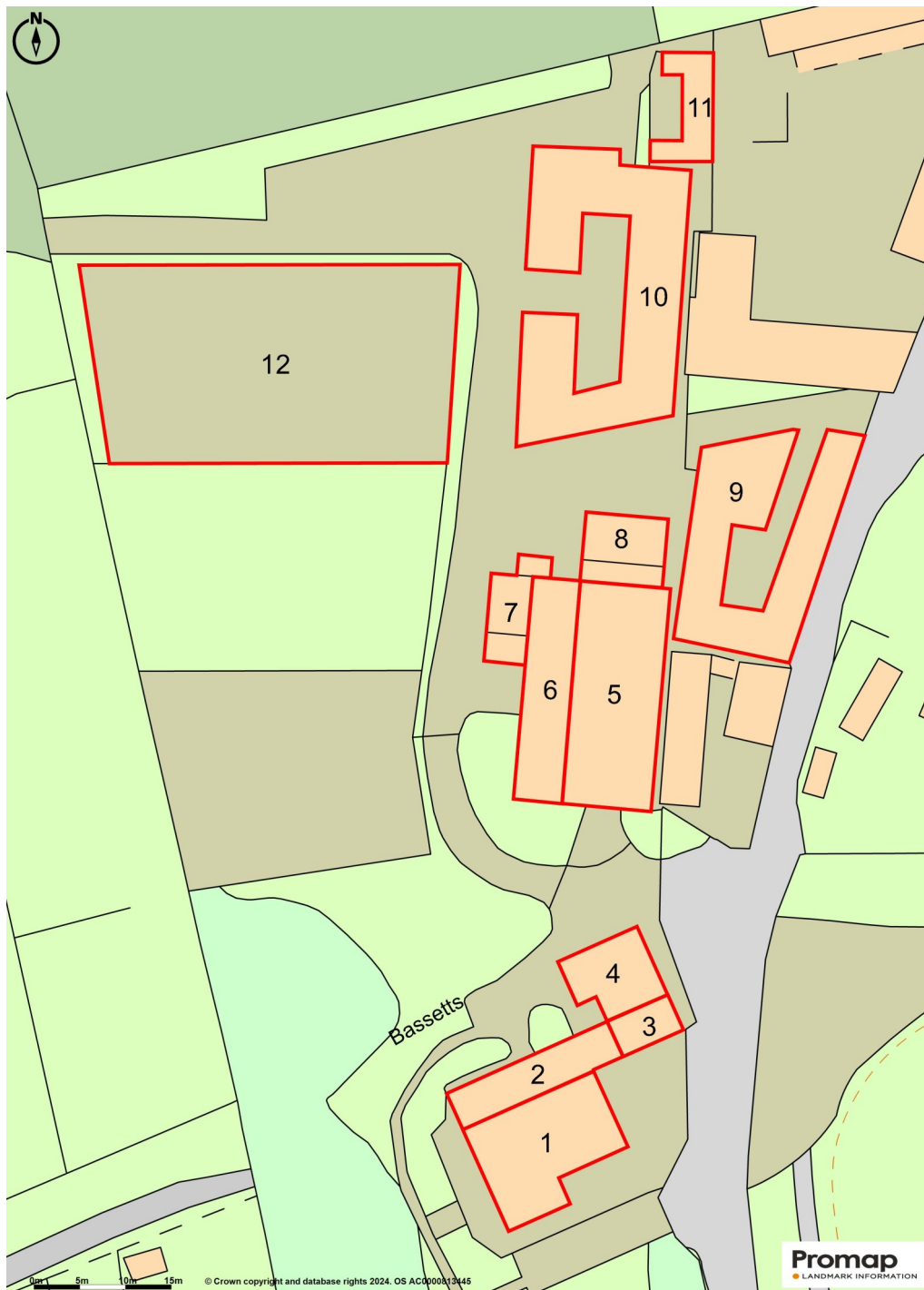


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for H&H Land by Vue3sixty Ltd



LEGEND

- Bassetts Lookout & Grounds
- Fishing Lakes & Grounds
- Livery Site - Stables & Arena
- Grass Pasture Land
- Excluded



Plan No.	Building Name	Description	Area Approx. (GEA)
1	Bungalow	Single story stone-built property, slate roof and PVC windows. Solar panels on the roof and air source heating.	167.92 m ²
2	Conservatory	PVC conservatory attaching from the House to the Double Garage.	83.16 m ²
3	Double Garage	Stone-built garage under slate roof with roller shutter doors.	30.58 m ²
4	Ground Floor – Shop First Floor – Flat	Stone-built shop & flat under slate roof with PVC windows	70.69 m ²
5	Agricultural Building / Workshop	Steel portal frame, profile steel sheet cladding for walls and roof. Earth floor with roller shutter doors. Electricity supply.	240.68 m ²
6	Stables	Steel portal frame, profile steel sheet cladding for walls and roof, concrete floor. 8 loose boxes with tack room, electric supply to each box.	129.13 m ²
7	Stables	Wooden lean-to building, earth floor. 2 loose stables and store.	52.42 m ²
8	Store	Container building used for storage of hay.	68.19 m ²
9	Stables	Brick construction with concrete floor, under timber purlins and felt roof. 15 loose boxes and 2 storage rooms with electric.	283.27 m ²
10	Stables	Brick construction with concrete floor, under timber purlins and felt roof. 13 loose boxes and 1 storage room with electric.	394.34 m ²
11	Pigeon Cree	Wooden lean-to structure, open fronted, earth floor.	53.65 m ²
12	Arena	Rubber and sand all weather arena with post and rail fencing.	853.58 m ²



IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;

no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.

- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.

- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.

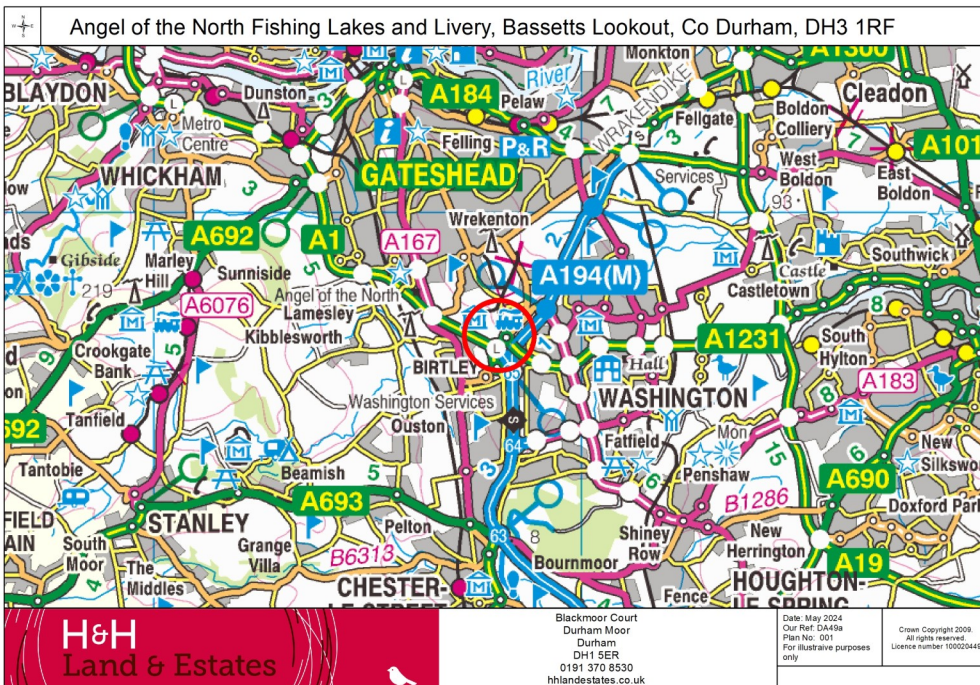
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.

- (vii) The property is sold subject to reserve(s).

- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2024**



The Agents have not tested any apparatus, equipment, fixtures or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the Property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The Buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.