



Rossways Lake & Lodges

189 London Road, Wyberton, Boston, Lincolnshire PE21 7HG

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FennWright 

INTRODUCTION

Rossways Lake and Lodges is set in 2.5 acres of grounds and provides owners accommodation, a lake stocked with various species of coarse fish, a small pond also stocked, 4 mobile home style cabins and outbuildings.

LOCATION

On the southern boundary of the historic town of Boston, Rossways is an ideal base for exploring the Fens. The seaside towns of Skegness and Hunstanton and the Royal Estate of Sandringham are all within an hours drive.

OUTSIDE

From the main road the property is accessed via a gravel drive to the front of the owners residence. The lake and lodges are accessed via a locked gate to the side of the property where further ample parking as provided. The grounds are mainly laid to lawn with a small established orchard in front of the lodges.

OWNERS ACCOMMODATION

The owners residence is a spacious detached dormer bungalow in need of some updating. The accommodation provided is as follows:

Ground Floor

Entrance Hall with stairs to first floor	
Living/Dining Room	26'6" max x 13' max
Second Sitting Room	13'8" x 8'10"
Garden Room	21'2" x 8'
Kitchen with range of fitted units	19' x 9'
Utility Room & Cloakroom	
Bedroom One	13' x 10'11" (plus Bay)
Bedroom Two	10' x 9'
Bathroom and separate WC	

First Floor (In roof space)

Bedroom Three (Rear)	14'2 x 10'4"
Bedroom Four (Front)	15'2" max x 13' 11" max
Bathroom	

THE FISHERY

The large lake was dug out around 80 years ago with the clay being used to manufacture bricks. The average depth is believed to be 8ft and the water supply is via water table. It is approx. $\frac{3}{4}$ of an acre and stocked with variety of coarse fish including carp up to 22lbs, Tench to 5lbs and Bream to 6lbs.

The smaller pond is stocked with various small coarse and silver fish.

Day ticket price:	£5.00 for 1 rod
	£7.00 for 2 rods



THE LODGES

In 2007 planning permission was obtained to change the static caravans on site to four log cabin style units. These are situated facing the orchard and are of similar design offering accommodation comprising 2 bedrooms, bathroom, fitted kitchen and living room. The units are double glazed and have central heating.

The cabins have a holiday occupancy condition restricting them to being let only from 1st March to 30th October in any one year.

Tariff 2009: £250 per week – no seasonal changes

OUTBUILDINGS

There is a small brick built garage with a workshop and lean-to storage.

The second building is of brick and timber construction. This building was fitted out with male and female showers and toilets and a café. The building is now used as a workshop and storage. There is potential for this building to be converted to further accommodation, subject to obtaining the relevant planning permissions.

SERVICES

Owners Residence – Mains water, electricity, drainage and gas
Cabins – Mains water, electricity, drainage and propane gas heating

RATES

Council Tax payable on owners residence 2009/10 – Band D - £1,405.00
Business Rates payable - £1,525.00 per annum

PLANNING

Planning Permissions can be checked using the online facility of Boston Borough Council. Planning Ref: B/04/0366

AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes 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.

Mis-Descriptions

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

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.



Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.
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LOCAL AUTHORITY

Boston Borough Council, Municipal Buildings, West Street, Boston
PE21 8QR
Tel: 01205 364604

Photographs taken: September 2009
Particulars prepared: September 2009

GUIDE PRICE - £375,000

DIRECTIONS

From Boston Town Centre take the A16 south heading towards Spalding. Cross the river and turn right (third exit) at the roundabout on to the B1397 to Wyberton & Kirton. Travel for approximately $\frac{3}{4}$ mile and the property can be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT THROUGH:

FennWright

1 TOLLGATE EAST
STANWAY
COLCHESTER
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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 and Rivers can be very dangerous so **THINK SAFETY FIRST!**



This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



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