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**The Stables & Waterside Lodges**  
Main Road, Keal Cotes, Lincolnshire PE23 4AG

**FennWright**

## INTRODUCTION

The Stables is a former barn that was converted in 2001 using traditional materials to provide a welcoming family home. The two Waterside Lodges are located to the rear of The Stables with views over the lake and surrounded by landscaped grounds. The Lodges are built of solid wood logs offering spacious and comfortable self catering accommodation for holiday makers. Planning Permission has been granted for a total of five lodges.

## LOCATION

Keal Cotes is located on the A16, 12 miles north of Boston. 20 miles south of Louth

## DIRECTIONS

Once in the village of Keal Cotes, having travelled from Boston, the property is located on the left hand side of the road, immediately after the layby on the bend.

## THE PROPERTY

The Stables comprise of the following accommodation:

- Entrance Hall/Dining Room
- Fully fitted kitchen
- Utility Room
- Sitting Room
- 3 bedrooms (ensuite to master)
- Family bathroom
- Cart Lodge style garaging for one vehicle and small shop.
- Ample parking provided by way of a gravel drive

## THE LODGES

The Lodges originate in America and each provides the following accommodation:

- Open plan living space with fully fitted kitchen
- Three bedrooms
- Bathroom

The manufactures Kuhns Bros. Log Homes are based in America and pride themselves on the quality and finish of their properties. All the logs are kiln dried prior to construction which results in virtually no shrinkage or movement of the logs once the properties are completed. Kingfisher and Willow Lodge have been finished internally to an extremely high standard providing beautiful and high quality accommodation. They are being sold with all fixtures, fittings and soft furnishing providing any purchaser with fully functional holiday properties.

The lake has been stocked with carp, tench, roach, rudd, bream and barbel and is only fished by the holiday makers in the Lodges.

## THE BUSINESS

The business has been operational for three years and is showing significant growth year on year which has been achieved with very little effort on the current owners part and primarily via Hoseasons and more recently a small amount of additional advertising initiated by the current owners. Bookings increased by 49% in 2009/10. On last years bookings a projected gross income for the financial year 2010/11 is estimated in the region of £32,500. Achievable figures on the lodges are between £48,000 and £52,000.

## SERVICES

Mains water and Electricity are connected to the property. The Stables has oil fired central heating. The lodges have under floor heating supplied by a ground source heat pump.

## RATES

The Stables – Council Tax Band D.  
The Lodges - Business rates are applicable.

## PLANNING

The Vendors Agents have copies of all relevant planning permissions. Occupancy Restriction on the Holiday Lodges is as follows: *No one shall occupy any holiday unit the subject of the application in excess of a total of three consecutive calendar months in any year provided that and without prejudice to the foregoing once the holiday unit been occupied by a person or persons for a total of three consecutive calendar months in any year then that person or persons shall not occupy again any holiday unit on the application site until an interval of at least two months has elapsed from the date of expiry of the said three month period'*



## Agents Notes

### 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.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s 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.
3. No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

### 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.

### LOCAL AUTHORITY

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs LL11 8UP  
Tel: 0845 603 3310

Particulars prepared: May 2010

**GUIDE PRICE: £650,000**

**VIEWING STRICTLY BY APPOINTMENT THROUGH:**

 FennWright

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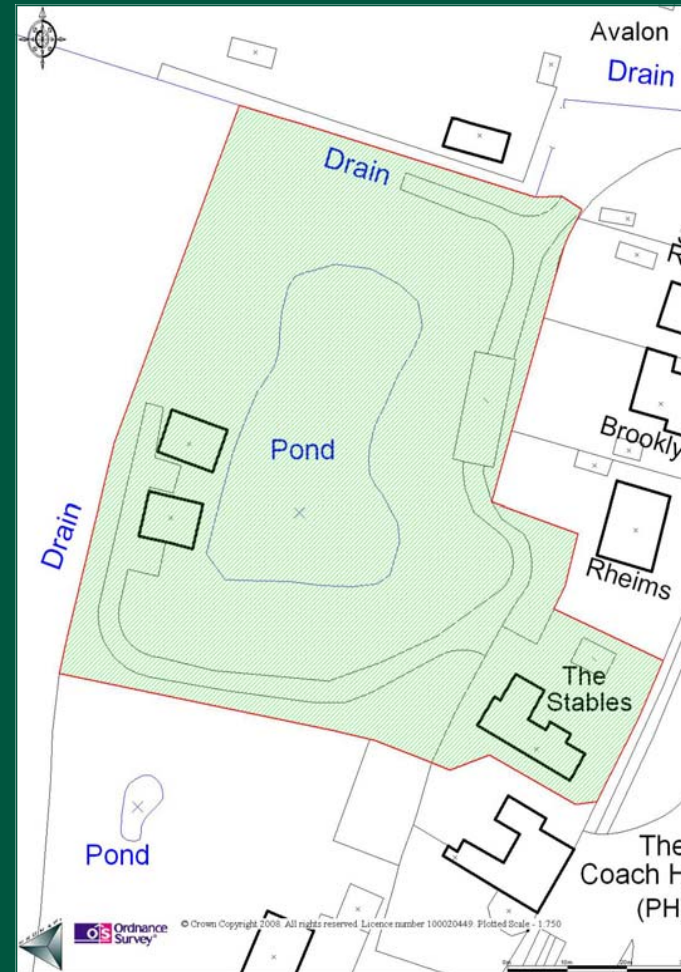
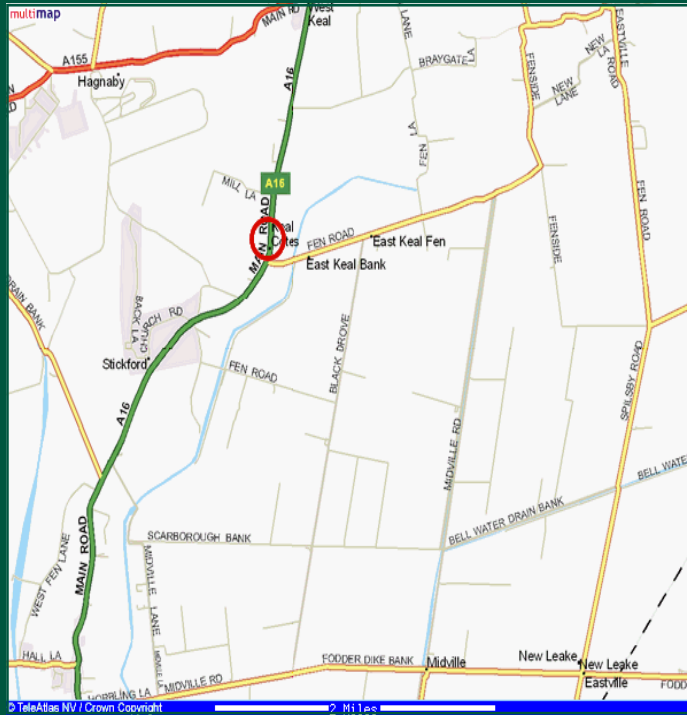
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### **\*Safety Note to Fishery Buyers\***

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!**



NOT TO SCALE. 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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Property Misdescriptions Act 1991 Fenn Wright have not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. 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. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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.