At a glance

- Large profitable commercial coarse fishery
- 8 well stocked lakes
- Planning permission for owners dwelling
- Potential for holiday accommodation
Commercial coarse fishery in North Lincolnshire

An established large commercial coarse fishery with development potential for holiday accommodation.

The Property

The Property
Messingham Sands Fishery is a renowned commercial coarse fishery situated in North Lincolnshire extending to approximately 56 acres (22.7 ha).

Location
The property is extremely well located with easy access to the motorway network via Junction 3 of the M180, Lincoln 25 miles, Doncaster 34 miles, Leeds 58 miles.

The Fishery
Messingham Sands Fishery has been an established commercial coarse fishery for over 30 years, originally concentrating on match and pleasure fishing. During the last 10 years there has been a greater emphasis on specimen cat fish and carp fishing.

The property has the benefit of 8 coarse fishing lakes, a facilities building, extensive car parking and planning permission for a three bedroom detached dwelling.

Match Only Lakes

The Swan Pond (Site Plan No. 3)
Extending to 6.6 acres (2.7 ha) with a maximum depth of 13 feet and 38 pegs. This water is heavily stocked with predominantly carp and the lake record stands at 391lbs.

The Little Swan (Site Plan No. 2)
Extending to 1.7 acres (0.7 ha) with a maximum depth of 7 feet and 20 pegs. The lake is stocked with mixed coarse fish species.

Islands Lake (Site Plan No. 7)
Extending to 9.0 acres (3.8 ha) with a maximum depth of 8 feet and 65 pegs. The lake is heavily stocked with carp up to 17lbs, green tench, golden tench, bream, roach, chub, perch and crucian carp. This lake regularly produces bags of over 200lbs and is managed as a match lake.

Season Ticket Lakes

Lenny’s Lake (Site Plan No. 6)
Extending to 6.5 acres (2.6 ha) with a maximum depth of 6 feet and 25 pegs. Stocked with catfish to over 50lbs, carp up to 30lbs, tench, chub, perch,roach and bream.
Ralph’s Pool (Site Plan No. 8)
Extending to 3.5 acres (1.4 ha) with a maximum depth of 5 feet and 20 pegs. The lake is stocked with carp up to 20 lbs and catfish to 48 lbs.

Day Ticket Lakes

Oak Tree Pond (Site Plan No. 1)
Extending to 3.2 acres (1.3 ha) with a maximum depth of 9 feet and 49 pegs. The lake is heavily stocked with carp, bream, rudd, roach, crucian carp, hybrids and perch and is managed as a day ticket water.

The North Lake (Site Plan No. 4)
Extending to 1.1 acres (0.5 ha) with a maximum depth of 13 feet and 20 pegs. The lake is stocked with carp up to 25 lbs, catfish to 48 lbs plus, roach, rudd, bream, perch and chub.

The South Lake (Site Plan No. 5)
Extending to 2.0 acres (0.8 ha) with a maximum depth of 12 feet and 25 pegs. The lake is stocked with carp, catfish, bream, roach, rudd and perch.

Facilities Building
A purpose built facilities building was constructed in 2009 providing toilets, hatchery room, storage room and a reception area for bait and ticket sales.

The Business
The income is generated from the sale of day tickets, open matches, club bookings, season tickets and the sale of bait.

Messingham Sands Fishery turned over £193,525 for the year ending 5th April 2020.

Business Rates
Facilities Building Rateable Value £5,500
Rates payable 2020/21 £0 (the business currently qualifies for small business rate relief).

Services
Mains water, three phase electricity and private drainage.
Planning
Planning permission was granted by North Lincolnshire Council on the 13th February 2020 to erect a dwelling and two stock ponds.

The approved plans were based on the Prestige & Homeseeker design ‘The Hampton’, a single storey lodge style building measuring 45 feet x 22 feet providing the following accommodation.

Kitchen, Dining Area, Lounge, Bathroom, Bedroom 1 with En-suite, Shower Room, Bedroom 2.

The site of the proposed dwelling is adjacent and south of the existing facilities building.

Pre-Application Advice
A pre-application was submitted to North Lincolnshire Council for partial infill of lakes using material from onsite bund and development of 9 static caravans/lodges.

The Council confirm the proposal will be acceptable in principle.

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.

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.

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

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.

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.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Local Authority
North Lincolnshire Council
Church Square House
30 - 40 High Street
Scunthorpe
North Lincolnshire DN15 6NL

Phone: 01724 297000
Photographs taken: 2020
Particulars prepared: June 2020
Guide Price: Offers in excess of £900,000

Viewing Strictly by Appointment Through:
Fenn Wright
1 Tollgate East
Stanway
Colchester
CO3 8RS

Tel: 01206 216555 / 07889 808288
Email: mjf@fennwright.co.uk

*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!
Planes

Directions

Put the postcode into the SatNav. Note that when coming from the east on the M180 the route to the fishery is via the M181 north through Scunthorpe and then south to Messingham.

Postcode: DN17 3PN

To find out more or book a viewing

01206 216 555

Fenn Wright is East Anglia’s leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential, commercial and agricultural sales and lettings
- Development, planning and new homes
- Agricultural property advice, farms and land
- Mortgage valuations, Homebuyers reports and building surveying
- Fisheries (UK and France) and equestrian property (UK-wide)

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems, and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer.

More waterside properties at fisheries4sale.com