



Ivy House Lakes

Cheeseley Hill, Grittenham, Wiltshire SN15 4JU



Fenn
Wright



At a glance

- Established commercial coarse fishery
- 3 bedroom two storey owner's accommodation
- 6 coarse fishing lakes
- Site extending to 14.8 acres (6 ha).
- Agricultural building with permission for 3 residential dwellings available separately.





Attractive commercial coarse fishery in Wiltshire

An established coarse fishing business with owner's accommodation and excellent transport links

The Property

A well-established profitable commercial coarse fishery in a very accessible location between London and Bristol.

The Property

Ivy House Lakes comprises of six well stocked coarse fishing lakes, facilities building with café and tackle shop, outbuildings and a three bedroom detached lodge.

Location

Ivy House Lakes is situated to the east of the village of Grittenham, 3 miles to the west of Royal Wootton Bassett, the M4 Junction 16 4 miles, Swindon 10 Miles and Chippenham 12 miles.

Situation

The property is situated to the south of the M4 and east of the village of Grittenham. Royal Wootton Bassett has a host of amenities including a supermarket, public houses and schools.

The Fishery

Ivy House Fishery extends to approximately 14.8 acres (6 ha) having been established for over 32 years' and has been developed into a top quality commercial coarse fishery. The present owners purchased the property in 2013 and have made significant improvements to both the fishery and the property.

The fishery has the benefit of its own car parking enabling easy access to all the lakes. The lakes are primarily fed by ground water and have the benefit of attractive mature landscaping.

Specimen Lake

Extending to approximately 1.2 acres (0.5 ha) with 7 pegs and a maximum depth of 7ft. Stocked with carp up to 24lbs.

Willow Lake

Extending to approximately 1.4 acres (0.6 ha) with 23 pegs with a maximum depth of 6ft. Stocked with carp 8lbs-18lbs, bream, tench, perch and roach.

Match Lake

Extending to approximately 2 acres (0.8 ha) with 20 pegs and a maximum depth of 6ft. Stocked with carp 8lbs, bream 4lbs, skimmers, roach, perch and tench.

Kingfisher

Extending to approximately 0.7 acres (0.3 ha) with 15 pegs and a maximum





The fishery has been managed to a very high standard, one of the owners being a keen match fisherman.

depth of 5ft. Stocked with mixed coarse fish species.

New Canal

Extending to approximately 0.9 acres (0.4 ha) with 10 pegs and a maximum depth of 5ft. Stocked with tench, bream, carp, rudd, chubb, roach, perch, skimmers and eels.

Peters Pond

Extending to approximately 0.2 acres (0.09 ha) with 5 double pegs and a maximum depth of 4ft. Stocked with tench, roach, perch, carp and bream.

The fishery has been managed to a very high standard, the owner being a keen match fisherman. The fishery also has the benefit of the following:

Good access into the fishery by car.
Hard car parking.
Otter fencing around the property.

Electronically controlled security gates.
Well stocked lakes with aeration.

Facilities Building

A purpose built facilities building providing the following facilities.

Café

A purpose built popular café with 32 covers and a fully fitted and equipped commercial kitchen providing hot and cold food and drinks.

Tackle Shop

A fully fitted and stocked tackle shop selling a range of tackle and bait.

Toilets

Male and female with external access.

Office



Income is generated from the sale of day tickets, match fees, café, tackle and bait sales.

The Lodge
A detached two storey lodge of timber construction.
Ground Floor Accommodation

- Kitchen
- Breakfast room
- Sitting room
- Study/Bedroom 3
- Bathroom
- Shower room
- Utility room

- First Floor**
- Bedroom 1
 - Bedroom 2
 - Shower room

Outside
The lodge has the benefit of a recently refurbished area of decking and garden area.

Buildings
The property has the benefit of a 4 bay open barn and self-contained workshop building.

The Business
Income is generated from the sale of day tickets, match fees, café, tackle and bait sales. The business for the year ending 31st January 2017 turned over approximately £62,000. The business for the current financial year 2017/18 is on target to turnover in the region of £100,000 plus VAT.

Day tickets			
Adult	1 rod	£8	
	2 rods	£10	
Children (14 years)	1 rod	£6	
	2 rods	£8	
OAP and disabled	1 rod	£6	
	2 rods	£8	

Match fees are structured to suit the customer.



Specimen Lake

24 hour ticket	£22 per person
48 hour ticket	£44 per person
Weekly ticket 7 nights	£120 per person
24 whole lake booking	£140
Day ticket	£10 per person

There is further scope for the business to be developed subject to planning with touring caravans and pods.

Services

Mains electricity and water, central heating and hot water for the facilities building by propane gas bulk tank and central heating to the lodge by oil.

Main gates are electronically controlled. Alarm system in café/shop and garage/workshop.

Business Rates/Council Tax
Facilities Building rateable value £5,900.

Rates payable 2017/18 £0 – the business currently qualifies for 100% small business rate relief.

Council Tax Band A
Council Tax payable 2017/18 £1,075.74

Energy Performance Rating
Lodge EPC D
Facilities Building EPC D

Planning
The fishery has the benefit of planning for all the existing uses.

Equipment
All machinery and equipment is available by separate negotiation. A full schedule is available from the vendors’ agents.



Ivy House Barns and Land

Adjacent to the fishery set in approximately 7.7 acres (3.1 ha) of land as hatched on the sale plan, a former agricultural building has been granted planning permission for three dwellings reference 17/02467/PNCOU. The new dwellings are planned as three bedroom properties with parking.

The adjacent land has planning permission for a further fishing lake.

These barns would make ideal accommodation for holiday or short term let purposes if purchased with the fishery. The barns are available separately at a guide price of £375,000

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. Stock in the café is included in the sale, fishing tackle stock is available by separate negotiation. 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.



The access road will be subject to a right of way in favour of Ivy House Barns with maintenance according to user.

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.

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Local Authority
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN
Phone: 0300 456 0100

Photographs taken: 2017
Particulars prepared: September 2017

Guide Price
Ivy House Lakes £695,000
Ivy House Barns and Land £375,000

Viewing Strictly by Appointment Through:

Fenn Wright
1 Tollgate East
Stanway
Colchester
CO3 8RS

Tel: 01206 216555
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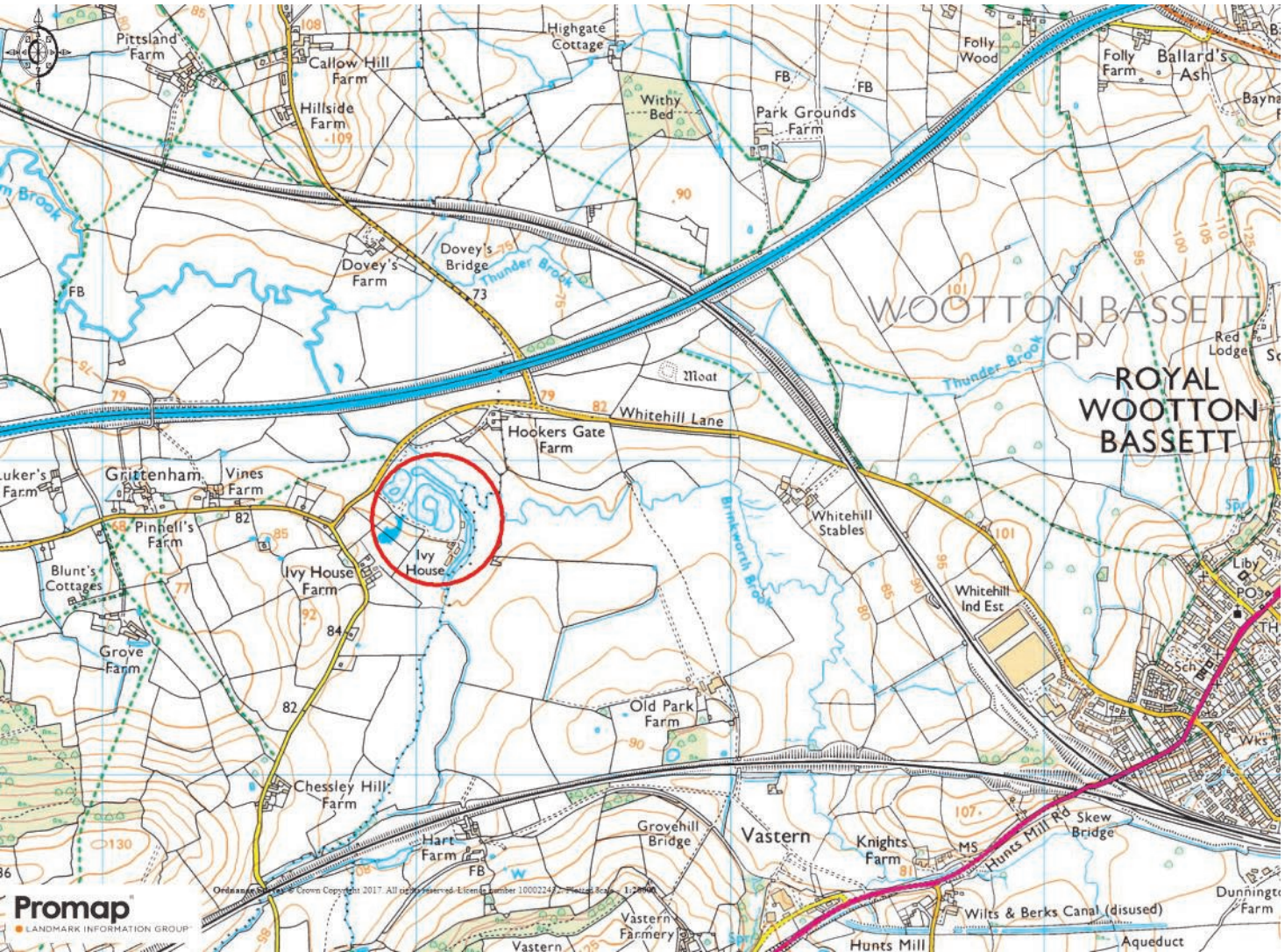
Safety Note to Fishery Buyers

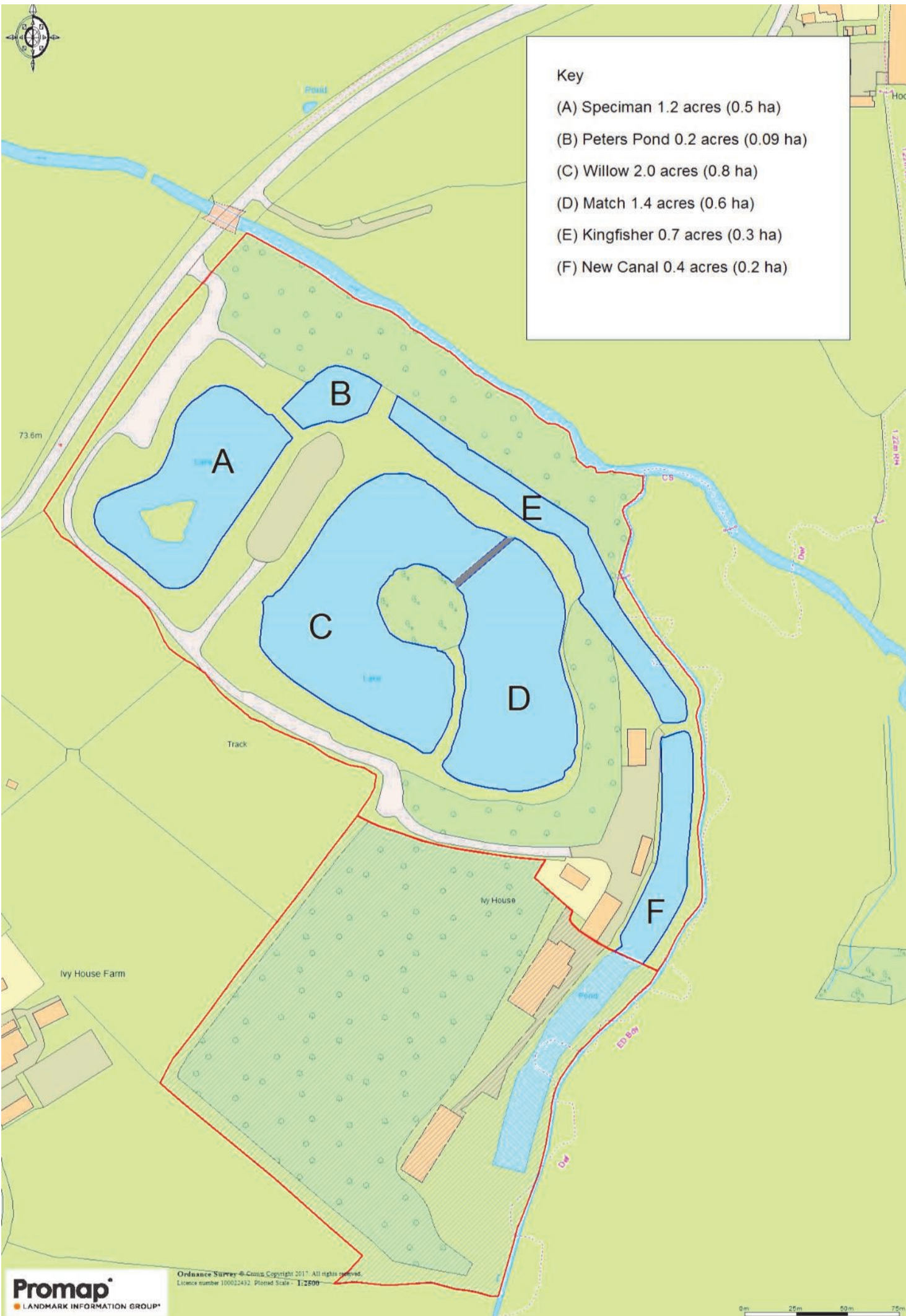
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times.

Lakes, Ponds & Rivers can be very dangerous so **THINK SAFETY FIRST!**



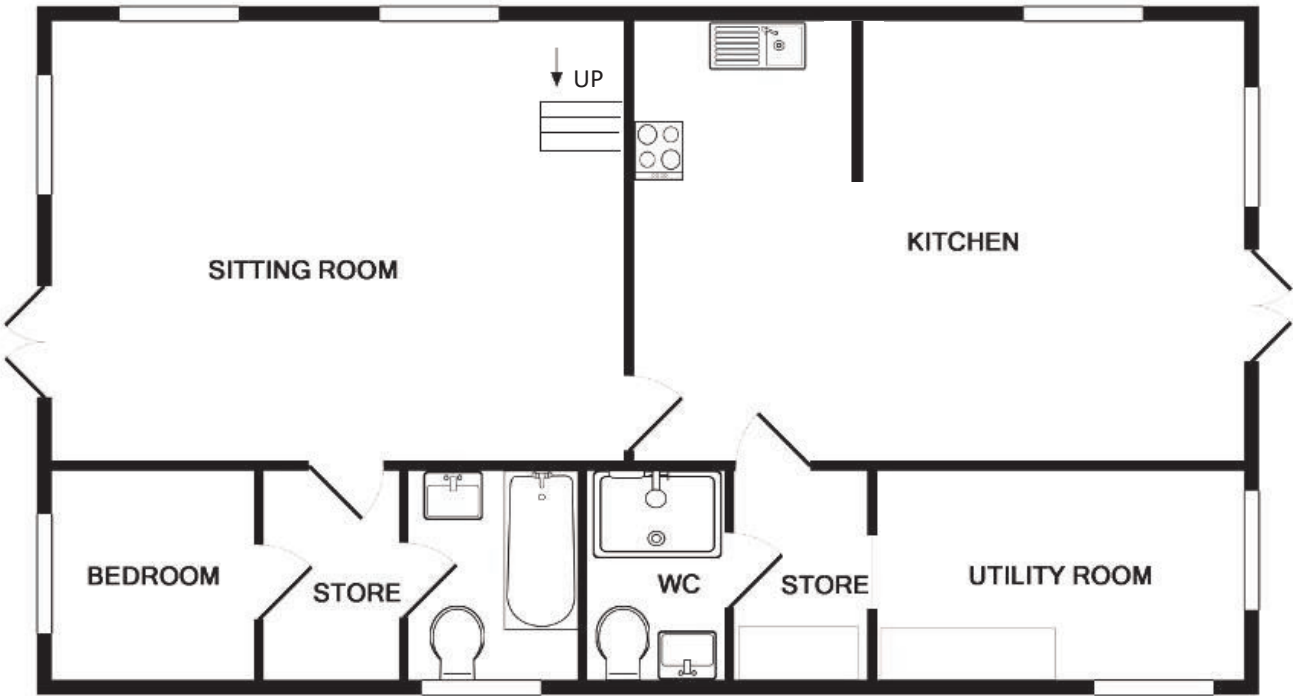
Plans



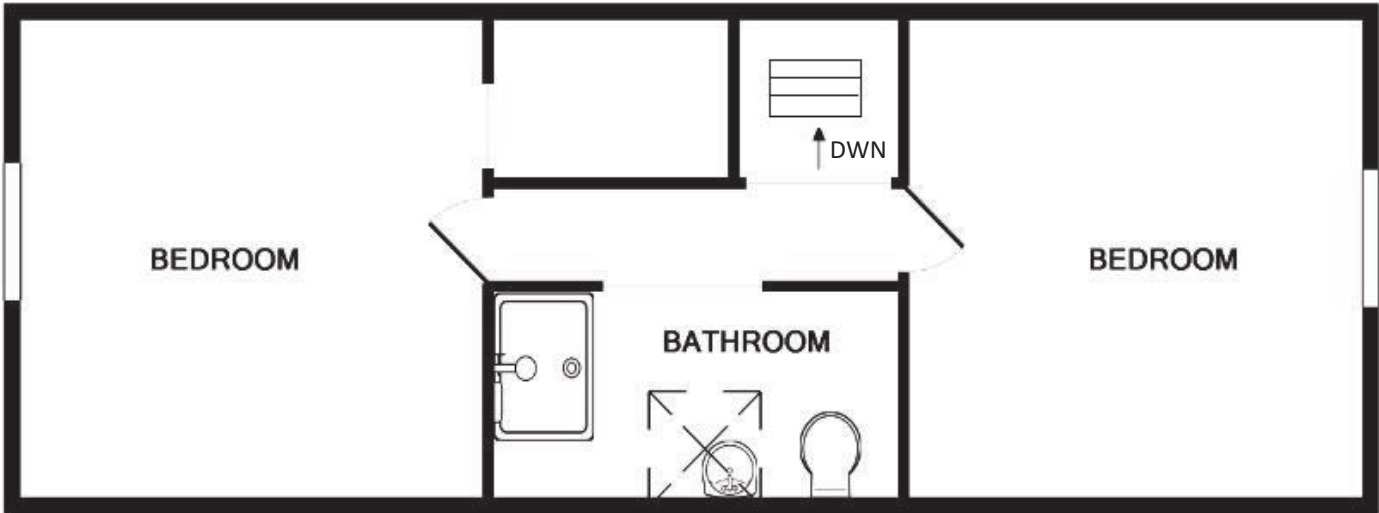


Floor Plans

Ivy House Lodge

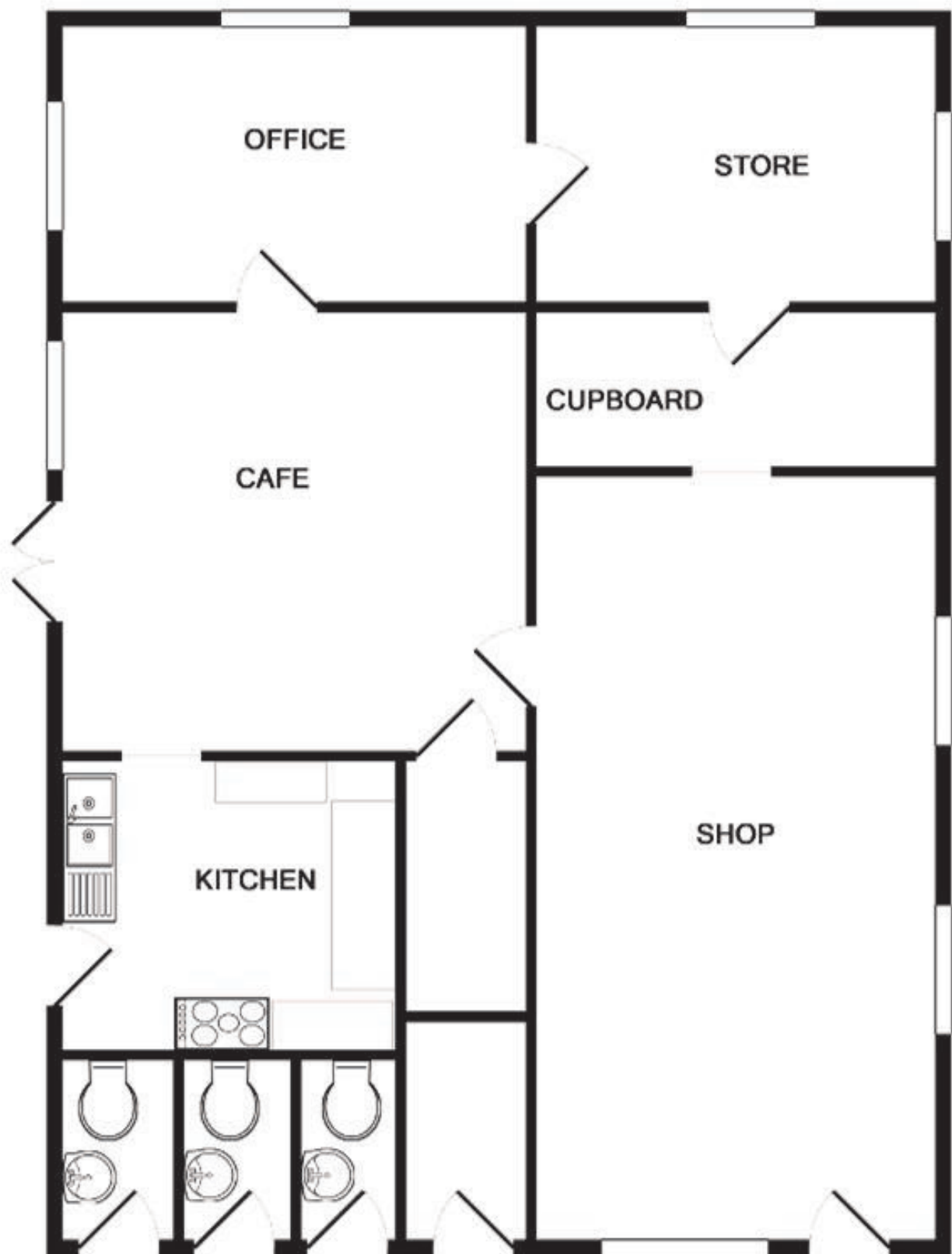


GROUND FLOOR



1ST FLOOR

Café, Tackle Shop and Office









Directions

From Royal Wootton Bassett High Street head south on the A3102 towards Lyneham. At the bottom of the hill turn right into Whitehill Lane signposted Brinkworth/Whitehill Ind. Park and proceed for a further 2 miles. The entrance gates to Ivy House Lakes can be found on the left hand side.

Postcode: SN15 4JU

To find out more or book a viewing

01206 216 555

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