



Colemans Cottage Fishery

Little Braxted Lane, Rivenhall, Witham CM8 3EX



Fenn
Wright



At a glance

- Established commercial coarse fishery
- 5 coarse fishing lakes
- 80 cover Restaurant and Bar
- Tackle Shop
- Holiday accommodation in the form of 5 mega pods
- 5 Pitch touring caravan site.
- Site extending to 27.5 acres (11 ha).





One of the country's leading commercial coarse fisheries.

With five lakes, restaurant and bar, tackle shop, caravan site and five luxury pods set in a total site area of approximately 27.5 acres.

The Property

Location

Colemans Cottage Fishery is situated adjacent to the A12 at Little Braxted Lane, Witham, Essex. Witham 1.4 miles, Colchester 13 miles, Chelmsford 12 miles and M25 (Junction 28) 26 miles.

The Property

The current vendors have built a top class commercial coarse fishery which has the benefit of being in an excellent location. There is further potential to develop the property with the recently constructed holiday pods.

The Fishery

Colemans Cottage Fishery has been established for over 17 years and has been developed into one of the best commercial fisheries in the south east catering for coarse anglers of all ages and abilities, but with an emphasis on pleasure, match fishing and fishing clubs who hold regular matches.

The fishery has the benefit of its own large car park enabling easy access to all the lakes. The lakes have the benefit of being fed by ground water and heavily stocked with mixed coarse fish species. The fishery has become recognised both locally and nationally and is achieving regular coverage in various angling publications and internet sites.

Lake 1

Copse Lake extending to 0.7 acres (0.29 ha) with 19 pegs and a maximum depth of 4ft. Stocked with carp up to 17lbs, tench, F1's, ide, chub, bream, golden tench, roach, rudd and crucian carp.

Lake 2

Pathfield Lake extending to 1.9 acres (0.8 ha) with 36 pegs and a maximum depth of 4ft 6". Stocked with carp up to 10lbs, F1's, ide, tench, skimmer bream, gudgeon, chub, roach, barbel, rudd and crucian carp.





There is further potential to develop the property with the recently constructed holiday pods.

Lake 3

Wood Lake extending to 1.7 acres (0.67 ha) with 40 pegs and a maximum depth of 6ft. Stocked with carp up to 10lbs, tench, F1's, ide, chub, skimmer bream, perch, roach, barbel, rudd and crucian carp.

Lakes 4 & 5

Stepfield Lake extending to 2.6 acres (1.9 ha) with 63 pegs (old side 1-33, new side 34-63) and a maximum depth of 6ft. Heavily stocked with carp, bream, roach, tench, ide, F1's and gold fish.

Waterside Lodge - Restaurant and Bar

A purpose built facilities building including commercial café with 80 covers internal plus an outside eating area. The restaurant was refurbished in 2017 and includes a commercial kitchen and bar.

Tackle Shop

Forming part of the facilities building and adjacent to the café. A self-contained shop currently leased on an annual agreement to a third party. A well-established business.

Fisherman's Toilets

Within the facilities building there are male and female toilets suitable for wheelchair access.

Accommodation

In 2017 the owners diversified into accommodation for visiting fishermen and visitors to the area. There are five mega pods available with four sleeping up to three people with one double bed and one single bed and the fifth pod available for up to four people.



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Each pod contains a kitchenette, ensuite shower/ wc. with essential items such as TV, kettle, crockery, toaster and fridge.

The Business
Income is currently generated from the sale of day tickets and match fees, the Restaurant and the five pods together with rent from the tackle shop.

Day ticket charges:

Day tickets	£9 single rod
	£12 two rods

Concessions	£7 single rod
	£10 two rods

Individual lakes can be rented out for a fixed price or £10 per peg for match bookings.

Services
Mains water, electricity and private drainage.

Planning
Planning permission has been granted for all the current uses on the fishery. Permission also exists for two log cabins, which have not been constructed.

Colemans Cottage
Situated opposite the fishery is Colemans cottage, a 4 bedroom residential cottage, with a 1 acre lake, set in 2.75 acres . The property is not subject to any occupancy restriction. This is available by separate negotiation, to a buyer of the fishery.

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

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Local Authority
Braintree District Council
Causeway House



Braintree
Essex
CM7 9HB

Photographs taken: 2018
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Guide Price
£1.4m

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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!**

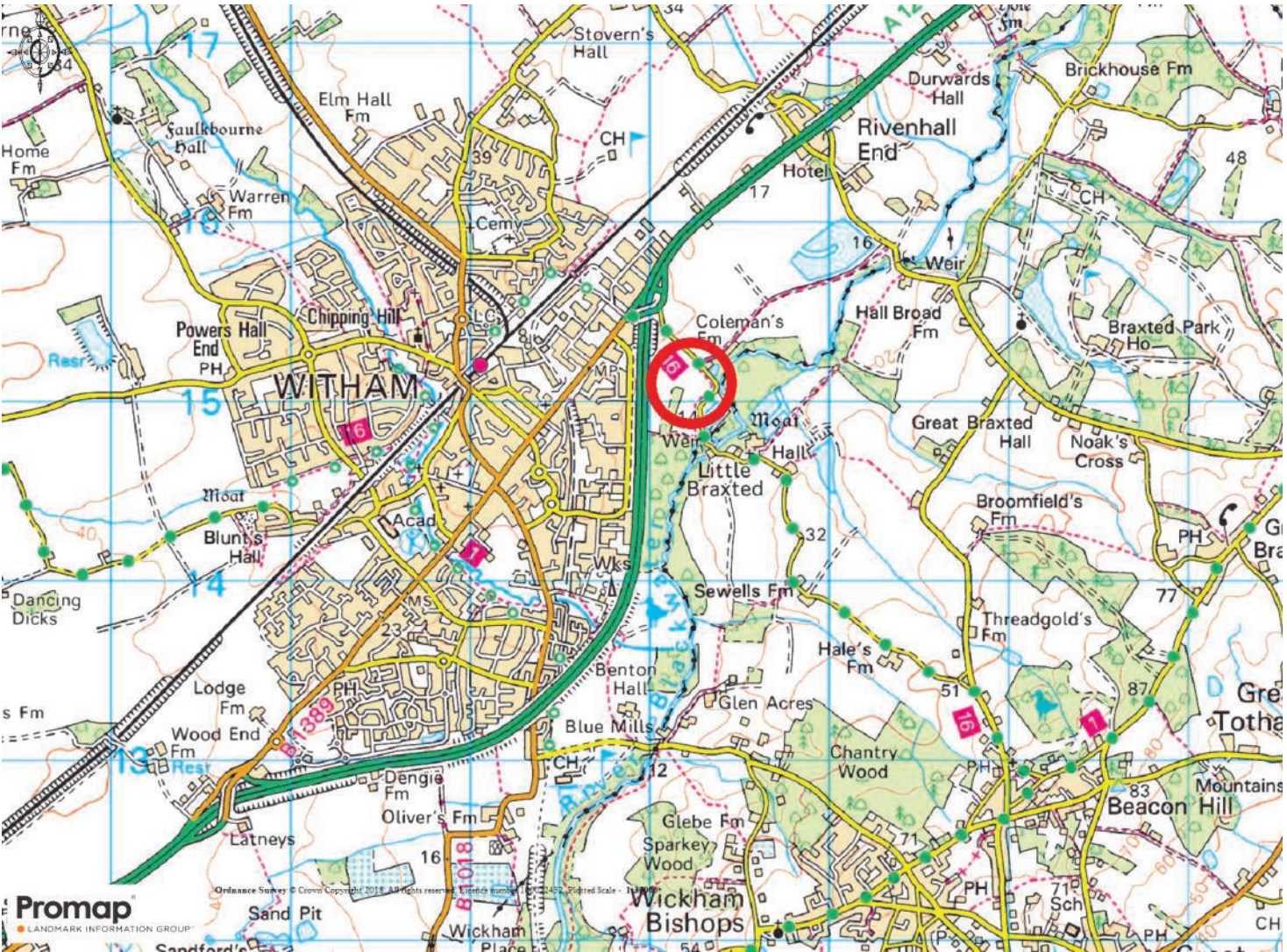
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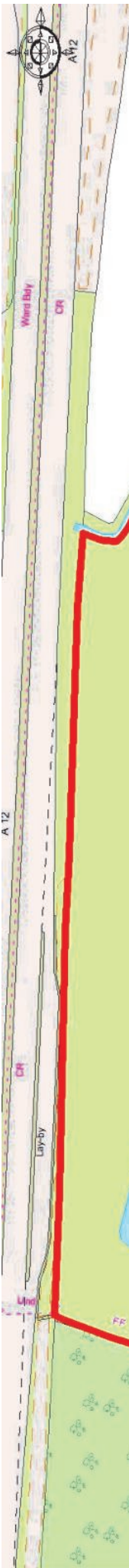
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Plans





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Directions

From the A12, Take junction 22 at Colemans Bridge, signposted B1389 Witham. From the north, turn immediately left onto Little Braxted Lane. From the south cross over the A12 and turn right onto Little Braxted Lane. Continue for approximately 0.5 miles, Colemans Cottage Fishery is signposted on the right, directly opposite the cottage.

To find out more or book a viewing

01206 216 555

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