



# Weybread Lakes

Mill Lane Farm, Mill Lane, Weybread, IP21 5TP

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# Waterside, holiday letting opportunity

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- Unique income generating opportunity
- Attractive main farmhouse
- Detached annexe
- Carp lake
- Five holiday lodges
- Separate barn with planning permission
- Successful business
- Countryside location

## Location

Weybread Lakes is situated on a country lane on the edge of the village of Weybread, North Suffolk. It is well placed for holiday visitors being within easy driving distance of the Suffolk Coast (Southwold 20 miles) and the Broads National Park. Harleston 2.5 miles, Diss 12 miles, Norwich 22 miles.

## Description

Profitable holiday accommodation and fishery business with 5 high specification Lodges, Carp Lake, 5-bedroom family house, 3-bedroom annex and planning permission for a further dwelling.

## Mill Lane Farmhouse

A period property of timber construction under part tile and part thatched roof overlooking the carp lake and having its own gardens.

## Annex

Converted traditional barn of timber construction under a pantile roof, the annex is located adjacent to Mill Farm House.

## Carp Fishery

The lake extends to 2.2 acres (0.9 ha) with an average depth of 10 ft and 9 purpose built pegs.

The lake has approximately 200

double figure carp with 30 in excess of 30lbs and several over 40lbs as well as the benefit of otter fencing and aeration.

The lake is currently managed on a day ticket basis with visiting anglers parking adjacent to the facilities building.

## Weybread Lodges

5 high specification lakeside lodges positioned around a separate fishing lake extending to approximately 0.7 acres (0.28 ha).

Each lodge has its own landscaped plot with the development now benefiting from historic landscaping and numerous wildlife. The lodge site has the benefit of its own internal access road servicing all the lodges.

## Paddock

To the north of the carp lake is a grass paddock and woodland spinney extending to approximately 2.4 acres (1 ha). There may be potential for additional holiday accommodation being developed on this land subject to planning.

## Facilities

The property has the benefit of two well maintained single storey buildings offering a combination of storage, workshop, gym and staff room.











### **Barn with Residential Planning Permission**

A former poultry building with the benefit of planning permission under Class Q of the Town & Country Planning Order 2015 reference DC/24/02956. The current consent proposes the conversion to provide ground floor accommodation with an open plan kitchen, dining/sitting room, 4-bedrooms, 2 bathrooms and a utility.

### **The Business**

Weybread Lodges is operated entirely through Hoseasons and the carp lake through Catch. It is a thriving and profitable business. For the current financial year ending 31st December 2025 the business is estimated to turnover in the region of £260,000 plus VAT.

A new owner could change the current business model to managing the lodges in-house.

### **Website and Social Media**

<https://www.gocatch.fish/profile/d99c5506-b8e3-4cac-a7da-75d0b628990e>  
<https://www.facebook.com/weybreadcarpfishery>

<https://www.hoseasons.co.uk/accom/weybread-lakes-accom-weyb?PPSPOS=3>

### **Agent's Notes**

#### **Tenure & Possession**

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

#### **Fixtures, Fittings & Stock**

The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright and Savills 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.









**Weybread Lakes, Weybread, Norfolk**

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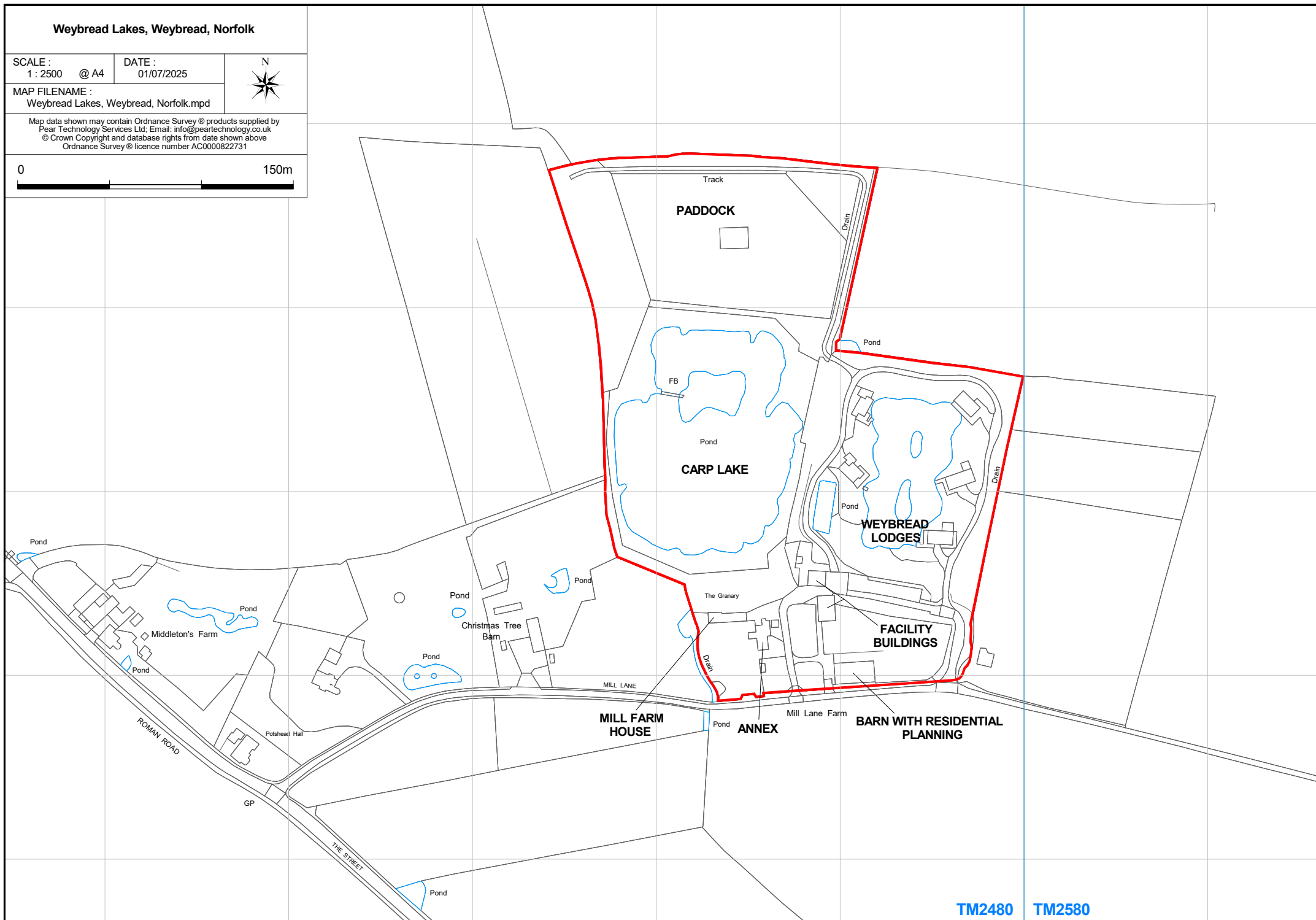
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01/07/2025



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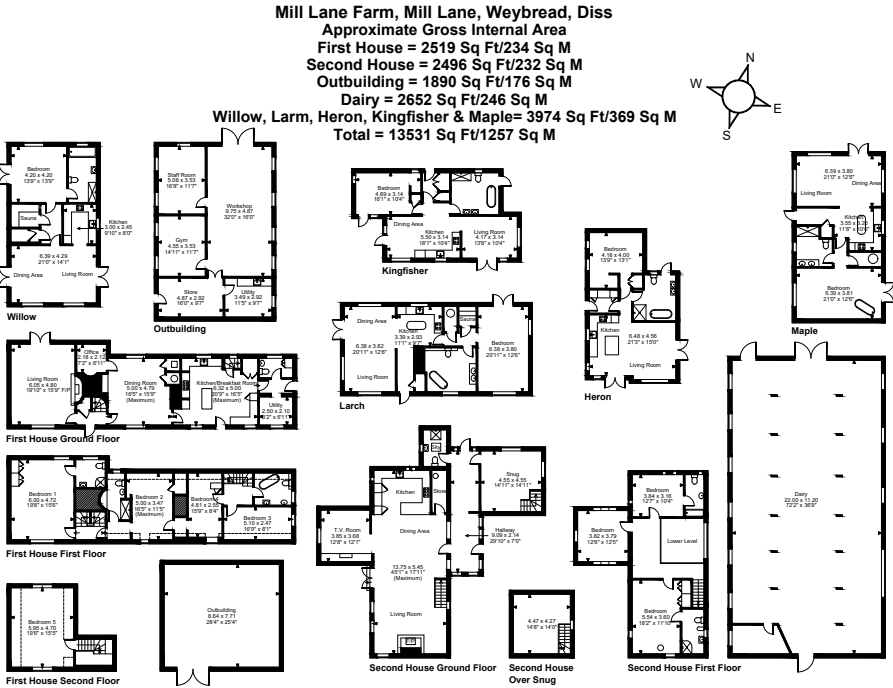


**Services**  
Mains electricity (3-phase) with separate supplies to Mill Farm House, Annex and Lodges.

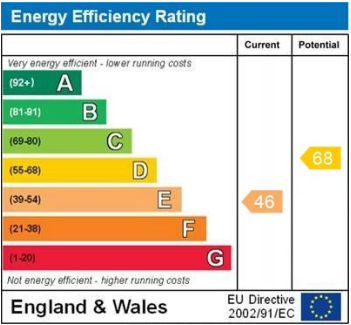
Mains water with separate supplies to Mill Farm House, Annex and Lodges. Separate supply to the building plot  
Oil fired central heating - Mill Farm House  
Oil fired central heating - Annex  
LPG heating - Lodges

**Rates**  
Mill Farm House Council Tax Band G  
Annex - Council Tax Band E  
Weybread Lodges Rateable value £3,300

**Local Authority**  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX



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The position & size of doors, windows, appliances and other features are approximate only.  
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**Tenure**  
Freehold

**EPC rating**  
E

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Local authority**  
Mid Suffolk

**Viewing**  
Strictly by appointment with joint agents Savills and Fenn Wright.

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