



**FOR SALE**

**Coarse Fishery & Permission for a Residential Dwelling  
Latchetts Lakes, Furner's Green, East Sussex**

**AVAILABLE AREA**

Site Area of 10 acres (4 ha)

## IN BRIEF

- » A popular coarse fishing complex on the edge of the Ashdown Forest
- » Four mature well stocked lakes
- » Planning permission for a five bedroom dwelling [replacing existing]
- » Site extending to 10 acres (4 ha)

## LOCATION

The property lies to the south of Dane Hill on the edge of the Ashdown Forest in an unspoilt tranquil rural location. Haywards Heath 8 miles, Uckfield 9 miles and M25 20 miles away.

## LATCHETTS LAKES

Latchetts Lakes has been operated as a commercial coarse fishery for over 30 years. The fishery is purpose built as a match and pleasure fishery. There are four manmade lakes with a total water area of 2.7 acres (1.09 ha) . The lakes are currently stocked with mixed coarse fish species including carp and catfish to 30lbs+.

The lakes have been well-maintained by the vendors and are an extremely attractive feature of the property as well as being a haven for wildlife.

## THE LODGE HOUSE

Situated overlooking the lakes, an attractive dwelling of brick and tile construction. The accommodation briefly comprises: entrance hall, large sitting room with inglenook fireplace and wood burner, kitchen/dining room, 2 bedrooms, family bathroom, utility room and office.

The dwelling sits in landscaped terraced grounds with lawns and raised outcrops of stone. The dwelling is to be demolished under the planning permission for the replacement dwelling.

## SHOP & CAFÉ

A single storey, timber framed former shop/café building. Complete with fully fitted commercial kitchen, dining area, W.C. and storage room.

## GRAZING LAND

Extending to approximately 2.4 acres (0.97 ha), a stock proofed grass field with water supply (pumped) connected, suitable for grazing of livestock and/or horses.





### **OUTBUILDINGS**

The property has the benefit of two barns situated along from The Lodge House.

Barn 1 – two bay steel framed with wash-up room, ladies/gents toilets, large store and machinery garage to the side and rear with office mezzanine above.

Barn 2 – two bay concrete framed building that has been used as fish tank room in the past with adjoining machinery/workshop and second mezzanine office over part. Adjacent to the dwelling and the barns is an area of hardstanding for car parking.

### **RESTRICTIVE COVENANTS**

The southern half of Tanyard Fisheries was sold in 2019 and now trades as Frogmore Fisheries. A covenant was placed on Frogmore Fisheries stating the following: “Not to use the property for anything other than specimen lakes together with ancillary structures and outbuildings.”

A covenant was placed on Tanyard Fisheries stating the following: “Not to use the lakes at the retained land for the purposes of specimen carp or specimen catfish fishing but this shall not preclude general purpose coarse fishing or match or pleasure fishing”.

### **PLANNING**

The property benefits from planning permission WD/2023/2580/F granted February 2024 for a replacement, single storey five bedroom dwelling:

*“Demolition of the existing dwelling, The lodge house and creation of parking area for the fishery business on the footprint of the existing dwelling. The erection of a new dwelling on the existing caravan site and removal of the caravan site”.*

### **INCOME & EXPENDITURE**

Income is currently generated via day tickets managed via the Catch booking platform. Income figures available from the agent. There is additional income from the touring caravan site, to be removed under the new dwelling planning consent.

## SERVICES

The property has the benefit of a Spring water supply, mains electricity and solar panels (Lodge House), sewage treatment plant.

## 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 the commercial fixtures and fittings and any 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. There is a public footpath which runs across the site.

### Consumer Regulations

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

### 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.

### Viewing

Viewing is strictly through appointment with Fenn Wright.

## 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

Wealden District Council

## RATES

Council Tax Band - Band E

Rates Payable 2026/27- £4,123.24

Rateable Value - £11,000

Business Rates Payable - £Nil

## ENERGY PERFORMANCE

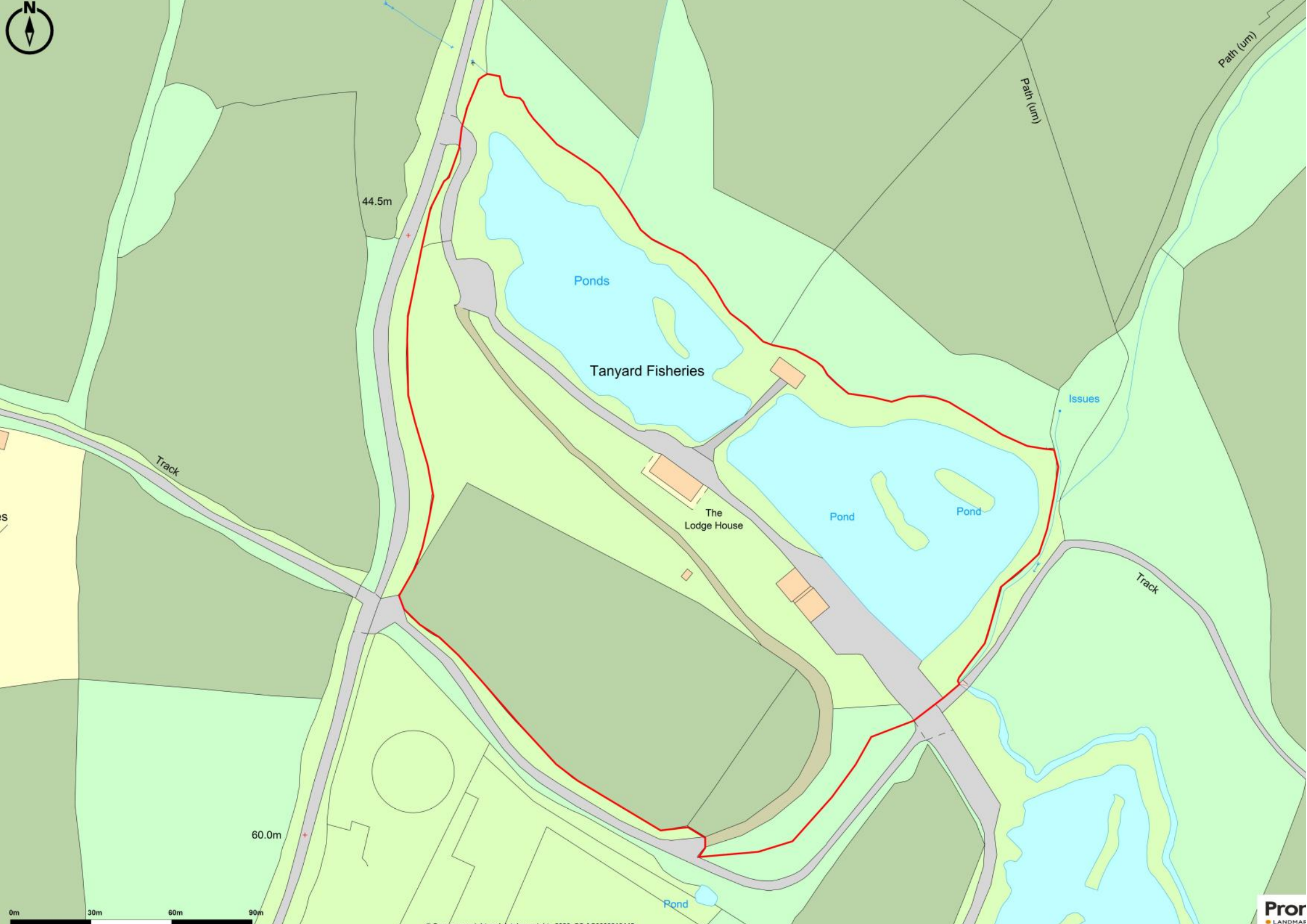
Lodge House - EPC D

Café - EPC D

## DIRECTIONS

Available from the agent prior to viewing. Strictly by appointment only.





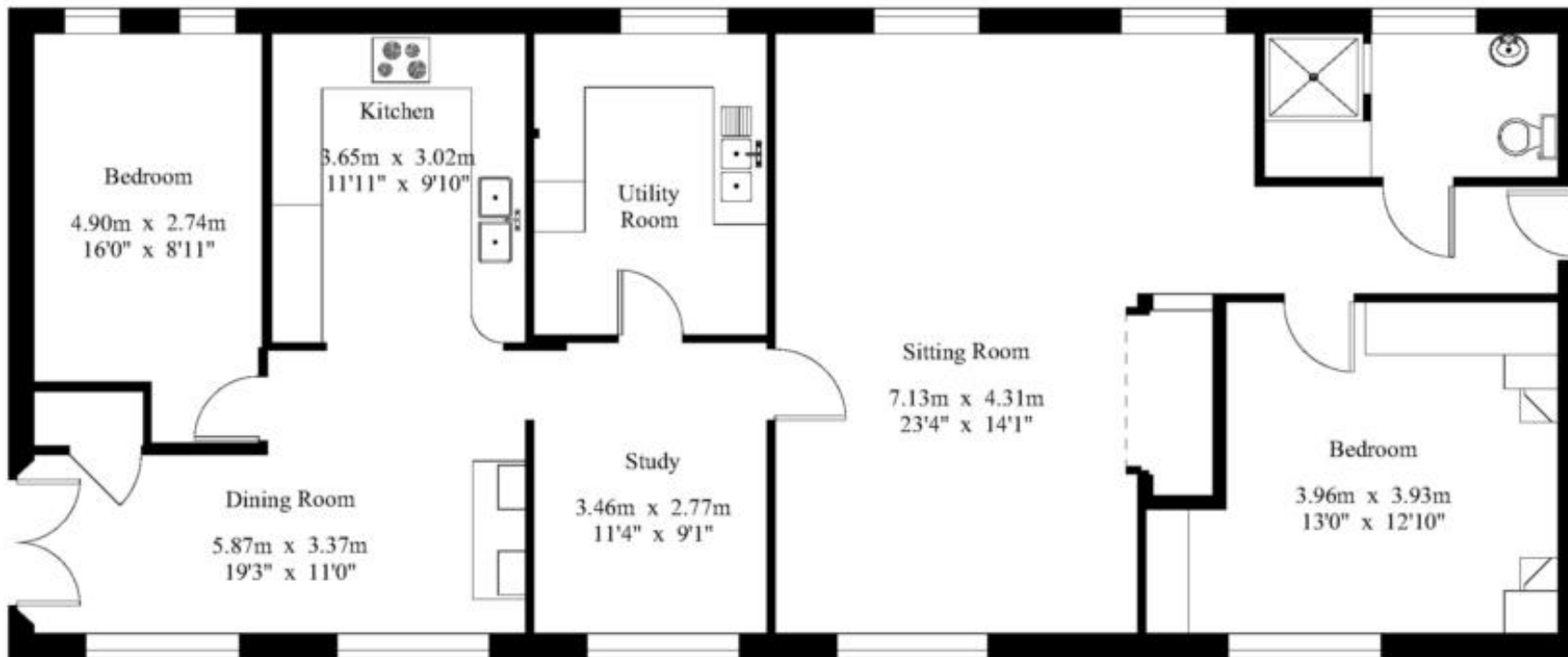
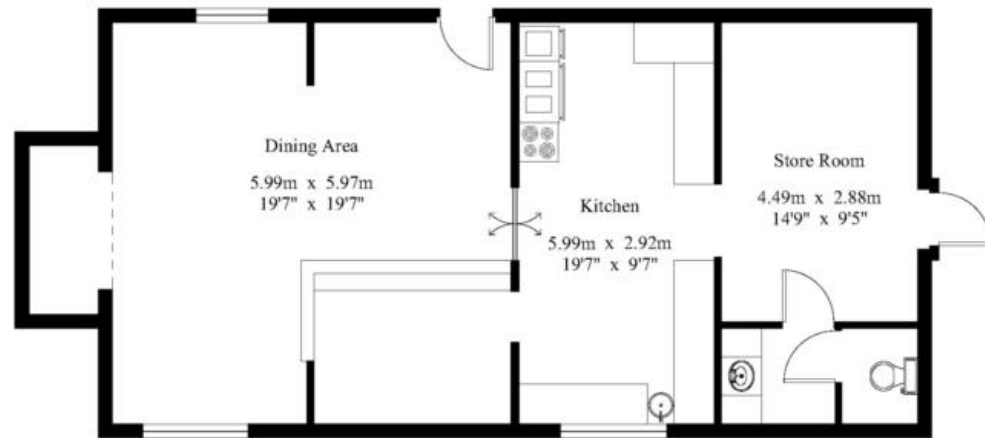
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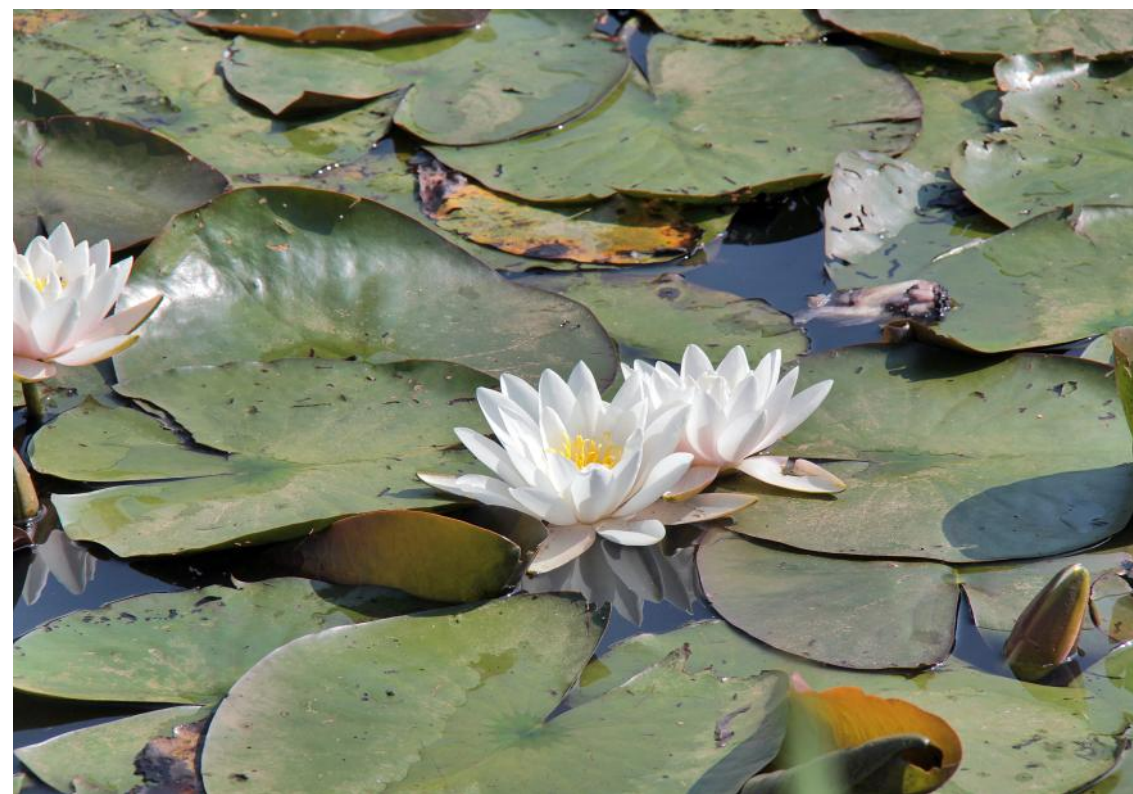
# Floor Plan - Latchetts Lakes



**Bungalow - Gross Internal Area : 130.7 sq.m (1406 sq.ft.)**  
**Shop - Gross Internal Area : 75.8 sq.m (815 sq.ft.)**



Ground Floor



VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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