



FennWright
Water & Leisure

Lake Pochard, Cotswold Lakes, South Cerney

A unique leisure complex with consent for further development situated in the Cotswold Lakes



Introduction

Lake Pochard is a unique lakeside leisure complex situated in the centre of the Cotswold Lakes. An established holiday lodge accommodation with planning permission for additional units. The property comprises 15 Scandinavian-style holiday lodges, mature lakes, and café with three bedroom flat above. The site extends to a total of 25.2 acres (10.1 ha).

Location

The property is located in the heart of the Cotswold Lakes (formerly known as Cotswold Water Park), within 1 mile of South Cerney, a delightful Cotswolds village situated 5 miles south of Cirencester, with local amenities including a public house, convenience store and local school. The village also provides water sports, walking, cycling, riding and golf opportunities. Cirencester and Swindon (9 miles) are two large towns within close proximity.

The site benefits from excellent transport connections with the A419 being less than 1 mile distant leading south to the M4 (J.15) and north to the M5 (J. 11a). Direct rail service from Kemble (about four miles) to London Paddington (approx. 80 minutes).

Cotswold Lakes

A stunning wetland landscape in the heart of Gloucestershire and Wiltshire, featuring over 180 lakes spread across 42 square miles. Recognised as a haven for wildlife and designated as a Special Scientific Interest (SSSI), it offers a unique natural setting for a wide range of visitors to enjoy, from nature lovers and birdwatchers to sports enthusiasts and those seeking a peaceful retreat. The area benefits from hundreds of thousands of visitors on an annual basis.

Lake Pochard

Originally created from sand and gravel extraction in the 1960s, the current owners have spent over 14 years developing Lake Pochard into an idyllic peaceful leisure retreat centered around two mature lakes. There are a total of 15 Scandinavian style holiday lodges overlooking Pochard Lake. 12 of the existing units are third party owned, held on long leasehold interests subject to ground rents and service charge. The remaining 3 lodges are operated in-house as short term holiday lets.



Waterside Café

Situated at the western end of the site with separate access onto Wickwater Lane, purpose built café building with outside seating area served by a large level car park. The café building comprises an internal area of approximately 120m² with fully fitted commercial kitchen with ancillary storage and W.C.'s. Open plan seating area for approximately 60 internal covers and 40 external covers.

Situated above the café with a separate external access, a self-contained first floor flat providing the following accommodation; 3 bedrooms, bathroom, living area and kitchen.

The café is currently occupied by a tenant under a 5yr lease expiring in October 2028. The flat is occupied under a separate assured shorthold tenancy.

Lake Pochard Fishery

The specimen lake extends to approximately 11.5 acres with 13 swims and an average depth of ? feet. The lake contains a stock of specimen carp to over 40lbs and a good stock of fish in the 20lbs-40lbs bracket. The fishing is operated on a booking basis, limited to 8 anglers, with swims situated on a designated bank, away from the holiday lodges.

Walters Lake is a match and pleasure fishery extending to approximately 4.5 acres with an average depth of 6 ft. Comprising 3 lanes with a total of 55 pegs, has been designed in such a way that every peg fishes towards an island and hedge planting has divided the pegs into 2. Well stocked with mixed coarse fish species including carp between 8-14lbs, tench to 7lb+, bream to 8lb+, roach and rudd up to 1.5lbs+ and perch.

Walters Lake is currently let to a local angling club on a 5yr lease expiring in October 2028.

2025 Fishing charges – There is a one off charge of £20 per angler per stay to fish the green lane. The charge for Lake Pochard is £25 per angler per stay.

Income and Expenditure

Lake Pochard Holidays is currently operated with ground rent and services charges received for 12 owner occupied units. The short term holiday letting for 3 cabins generates a significant additional income. There is further rental income from the café, first floor flat and Walters Lake.

A breakdown of the income figures is available on request, profit and loss accounts available to interested parties, after viewing.



Planning & Development

Situated in the south eastern corner of the site, Lake Pochard benefits from planning permission for four 3 bedroom lodges and four shepherds huts:

Planning Application 20/4001/FUL – Use of Land for siting 4 Shepherds Huts, the erection of 4 Single Storey Lodges, a Service Lodge, Access, Parking, Landscape Planting and associated Engineering Works and Infrastructure.

Services

Mains water and electricity. 2 x 2,000 litre gas tanks. Private drainage to Bio-digester system.

Website

lakepochard.co.uk

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to existing leasehold interests and future holiday and fishing bookings, transferred upon completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. 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.

Viewing

Viewing is strictly through appointment with joint agents Fenn Wright and RA Bennett & Partners.

Important Notice

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Rates

Council Tax

The flat Council Tax band A amount payable 2018/19 £1,096.67. (Single occupancy).

Café rateable value £4,650

Rates payable 2018/19 £Nil. The property currently qualifies for 100% small business rate relief.

Energy Performance

EPC (Café) – D / EPC (Flat) - D

Local Authority

Cotswold District Council

Directions

To be obtained from agents. Viewing strictly by prior appointment only. No unauthorised viewings. The nearest postcode for the site is GL7 5RL.

Safety Note to 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!

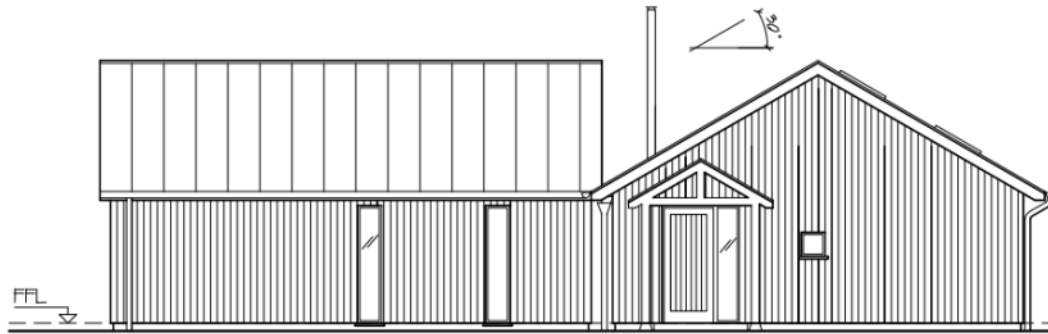




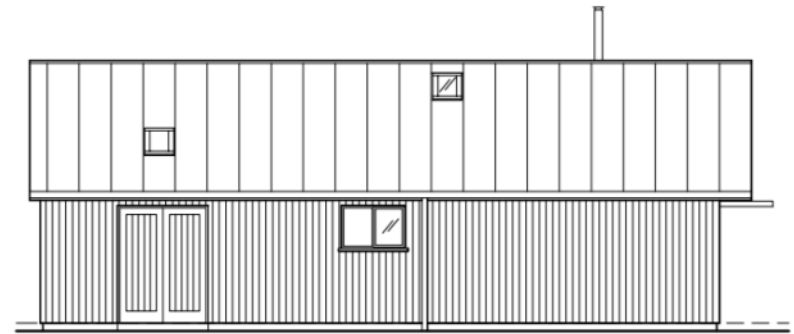


Development Plans and Elevations

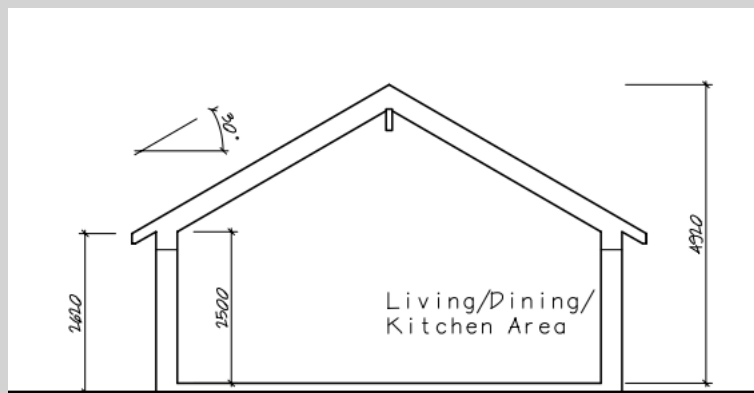




PROPOSED FRONT
ELEVATION



PROPOSED RIGHT
SIDE ELEVATION



PROPOSED SECTION



FennWright.

Water & Leisure

Viewing strictly by appointment
with joint agents:

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