

**FOR SALE**

An attractive profitable commercial fishery with holiday accommodation available as a whole or in five Lots.

**Emmotland Fisheries, North Frodingham, East Yorkshire,  
YO25 8JS**

**AVAILABLE AREA**

9.42 acres (3.8 ha)

## INTRODUCTION

Emmotland Fisheries has been one of Yorkshire's top commercial fisheries with the benefit of a profitable business. The current owners have obtained planning permission for four holiday lodges and conversion/extension of a former café building into a holiday lodge. The property extends to approximately 9.4 acres (3.8 ha) and is available as a whole or in Lots.

## LOCATION

Emmotland Fisheries is situated on the edge of the Yorkshire Wolds. Driffield 7 miles, Beverley 15 miles.

## DESCRIPTION

### Lot 1 – Lake 1 and Margaret's Lodge

Extending to approximately 2.6 acres (1.05 ha), Margaret's Lodge accommodation comprises:

- Kitchen/living Room
- Two bedrooms
- Shower and W.C.

Lake 1 extends to approximately 1.4 acres (0.56 ha), average depth 10ft, stocked with approximately 150 carp up to 38lbs and catfish to 65lbs. This lake can only be used for private fishing.

### Lot 2 – Lodge Plot

Extending to 0.12 acres (.05 ha) with planning permission for a holiday lodge. No services are currently connected but are on the adjacent land and the appropriate easements will be granted.

This plot has the benefit of 40 solar panels installed on site.

### Lot 3 – Lake 4 and Shirley's Haven

Extending to 2.6 acres (1.05 ha) and Shirley's Haven accommodation comprises:

- Kitchen/living Room
- Two bedrooms
- Shower and W.C.





Lake 4 extends to approximately 2.6 acres (1.05 ha), average depth 6ft, an attractive mature lake suitable for private fishing stocked with approximately 150 carp with 10 over 30lbs.

#### **Lot 4 - Lake 2 and Lodge Plot**

Extending to 4 acres (1.62 ha), with planning permission for a holiday lodge. No services are currently connected but are on the adjacent land and the appropriate easements will be granted.

Lake 2 extends to approximately 2.5 acres (1.1 ha), average depth 10ft. A mature lake stocked with a large head of carp with 30 known 30lbs+ carp up to 34lbs.

#### **Lot 5 – The Retreat**

The Retreat is a single storey building of brick construction with a pantile roof which was converted in 2023 from its previous use as a café/tackle shop into a high quality holiday accommodation and planning for bailiffs accommodation in the loft together with an extension.

The accommodation comprises:

- Open plan breakfast/living room
- Bedroom 1 (double) with en-suite bathroom
- Bedroom 2 (double)
- Separate shower and WC

#### **SERVICES**

Margaret's Lodge, Shirley's Haven and The Retreat have the benefit of mains electricity, borehole water and treatment plant sewage.

#### **THE BUSINESS**

Day ticket prices - £30 for 24 hours

#### **OUTGOINGS**

No business rates are payable on the fishery.

The Retreat is still to be assessed but should qualify for Small Rates Relief.



## PLANNING

Application No. DC/12/03768/PLF/EASTNN dated 14th November 2012 - Change of use of existing tackle shop to fisherman's holiday lodge and extension to side to provide office for site warden following removal of caravan, erection of a timber cabin used as new tackle shop and proposed car parking and landscaping.

Application No. 24/00734/PLF dated 11th June 2024 - Change of use of land to allow the siting of 3 no. log cabins.

Application No. 23/02540/PLF dated 2nd November 2023 - Change of use of land to permit the siting of a log cabin for holiday use in connection with existing fishing lakes (Lot 3).

## 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 the 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.

### 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 sole agents 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.

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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

East Riding of Yorkshire Council

County Hall

Beverley

East Riding of Yorkshire HU17 9BA

Telephone: 01482 887700

Photographs taken: 2025

Particulars prepared: March 2026

## GUIDE PRICES

Lot 1 - £300,000

Lot 2 - £360,000

Lot 3 - £280,000

Lot 4 - £460,000 (4A Lodge Plot - £100,000 / 4B Lake 2 - £360,000)

Lot 5 - £300,000

Total - £1,470,000

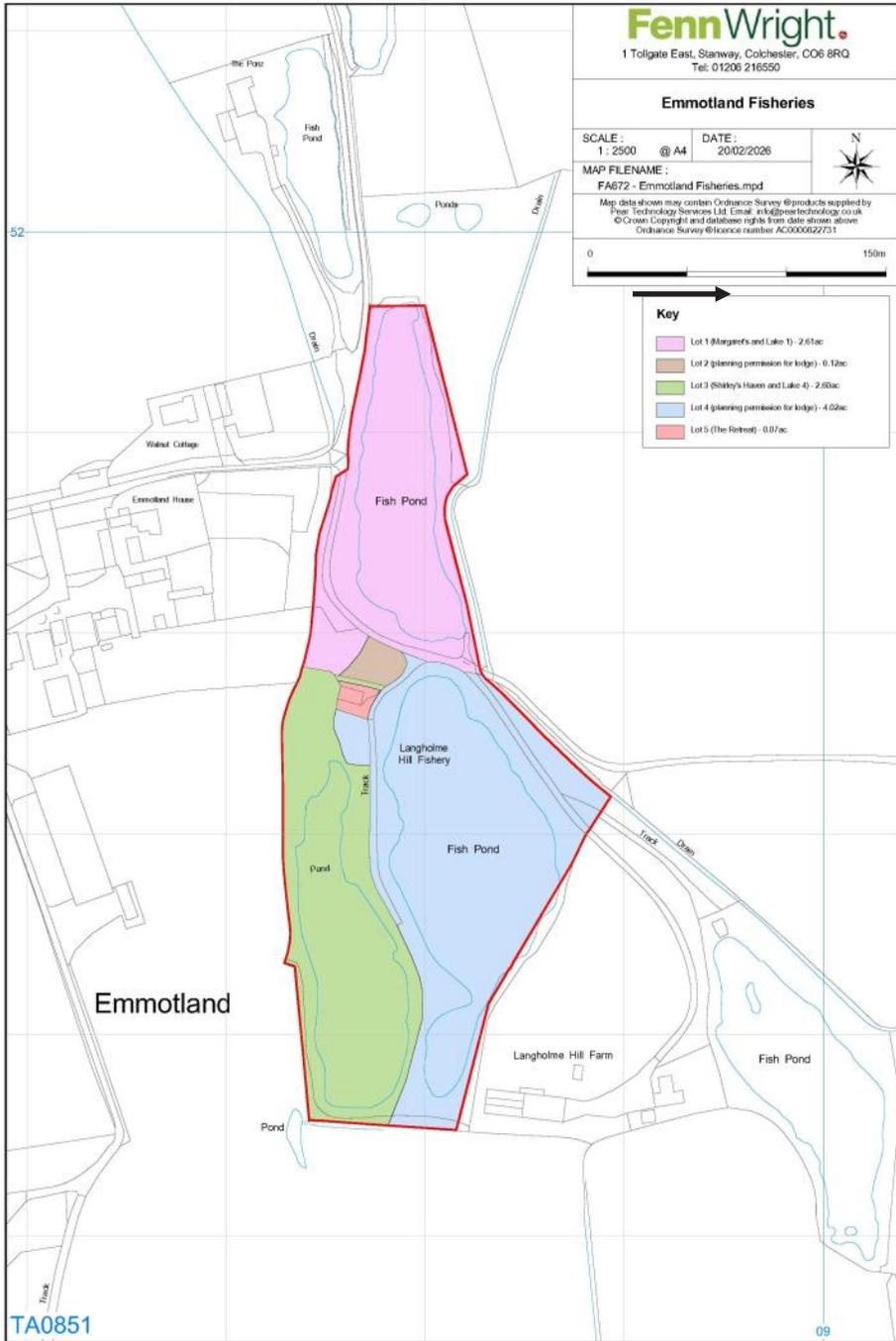
## DIRECTIONS

From Driffield take the B1249 towards Skipsea. After approximately 6 miles approaching a tight lefthand bend over a narrow bridge with North Frodingham Church on the lefthand side.

Turn right opposite the church signposted Emmotland. Emmotland Fisheries is approximately 1.2 miles from the church. From Beverley take the A1035 to Bridlington. Turn left at Beeford and follow the signs to Driffield and North Frodingham. After approximately 3 miles at North Frodingham village turn left opposite the church to Emmotland Fisheries. Post Code: YO25 8JS

## \*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!



VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

**Fenn Wright**  
1 Tollgate East  
Stanway  
Colchester  
CO3 8RS

**Martin Freeman FRICS**

Mobile: 07889 808288

Email: [mjf@fennwright.co.uk](mailto:mjf@fennwright.co.uk)

[fennwright.co.uk](http://fennwright.co.uk)  
[fisheries4sale.com](http://fisheries4sale.com)



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**RICS**

**The Commercial Property Network**

**The Property Ombudsman**