



FennWright
Water & Leisure

Barnstone Lakes, Nottinghamshire

Renowned commercial carp fishery in Nottinghamshire



Introduction

Barnstone Lakes has been created from the quarrying of blue limestone since the early 1950s. The lakes were acquired by the current owner in 2017, which at the time were unmanaged and partially stocked waters. Over the last 7 years a considerable amount of investment and improvements have taken place to the fishery which now has the benefit of three business incomes.

Location

Barnstone Lakes are located between Nottingham and Grantham south of the village of Barnstone.

Access

The property has the benefit of access over Coachgap Lane and a right of way over the land coloured blue on the site plan.

The Fishery

Barnstone Lakes extends to approximately 37 acres (15 ha), comprises of 4 fishing lakes and 3 stock ponds, together with excellent access and on site facilities.

The Quarry

Extending to 14.2 acres (5.7 ha), this lake was restored a number of years ago when water levels were dropped and islands and bars cleared of vegetation and snags. The lake has very good underwater topography with depths in excess of 30ft and averaging around 10ft. There are 17 swims built with free draining stone surfaces and sleeper fronts.

Fishers Pit

Extending to approximately 4 acres (1.6 ha) with 13 single pegs and 2 double pegs. This lake was drained down in 2024 when the majority of the silver fish were removed and the lake stocked with predominantly carp up to 30lbs.

(<https://www.youtube.com/watch?v=mVVRyAhfyCc>)

Fishers Hut

Extending to 1.2 acres (0.5 ha), Fishers Hut has been created as an exclusive booking lake with a maximum of 4 anglers for a minimum of 48 hours.

It is situated in the centre of Barnstone Lakes and exclusive facilities include an open air timber cabin with power supply, water, barbeque and separate shower and toilet block.



There are 2 spacious double swims and 2 single swims both gravelled and easily accessible. The lake is stocked with around 70 carp up to 30lbs.

Fishers View Social Lake

Extending to 0.7 acres (0.3 ha), Fishers View is the latest addition to Barnstone Lakes and has a lake exclusive booking basis. A mature and intimate venue with the benefit of 3 swims catering for a maximum of 4 anglers, complete with its own barbeque, firepit, shelter and separate shower and toilet block.

Stocked with approximately 65 carp between 14lbs and 34lbs.

Stock Ponds

There are three stock ponds currently growing on replacement carp holding approximately 150 C3's and 12 C5's.

Fish Stocks

The Quarry and Fishers Pit are stocked with many of the original carp. Over the last 7 years the vendors have sourced carp from reputable fish farms and have carried out stocking on an annual basis.

Facilities

The fishery has the benefit of very good internal access roads servicing the lakes together with pedestrian paths off the internal roads, well constructed predominantly large swims and well located parking areas. Fishers Hut and Fishers View have the benefit of otter fencing, mains water, electricity and separate shower and toilet building.

Adjacent to the Quarry is a reception building used as a bailiffs welfare, sales and general storage.

Services

Barnstone Lakes has the benefit of mains water and electricity with connection points for Fishers Hut and Fishers View lakes. The reception building has the benefit of mains electricity. There is a separate toilet and shower block adjacent to the reception building connected to a treatment plant.

The Business

Barnstone Lakes has the benefit of income from a syndicate on the Quarry, day tickets on Fishers Pit and exclusive bookings on Fishers Hut and Fishers View.

The Quarry syndicate currently turns over approximately £29,000 per annum approximately £29,000 per annum.



Details of ticket prices and exclusive booking rates are available on Barnstone Lakes Limited website/Go Catch Fish.

The estimated turnover for Barnstone Lakes Fishery is estimated to exceed £90,000 in the current year.

Outgoings

Business Rates—None are payable.

Planning

17/02453/FUL—New access road and car park in connection with use of fishing lakes.

20/03211/FUL—Erection of new cabin/chalet.

A single storey 3-bedroom cabin/chalet permitted use for holiday accommodation in connection with the recreation and leisure use of Barnstone Lakes. Not to be used as a sole or permanent residence by any owner/occupier. The cabin is to be located adjacent to Fishers View.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

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.

The right of way coloured blue on the site plan is partially shared with an adjacent property.

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.

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Local Authority

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Photographs taken: 2024

Particulars prepared: September 2024

Guide Price

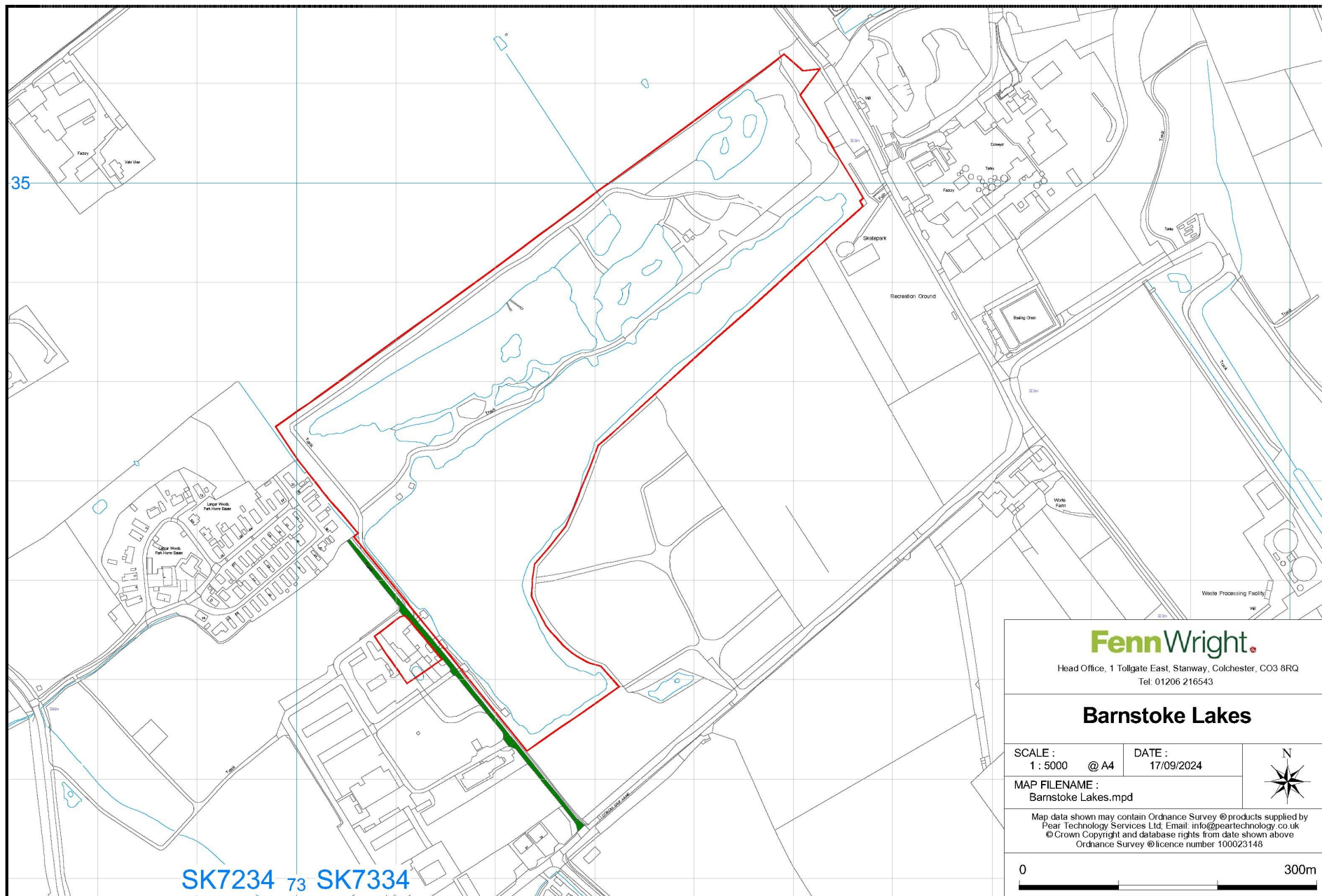
£995,000

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!







FennWright

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Barnstoke Lakes

SCALE:
1 : 5000 @ A4

DATE:
17/09/2024



MAP FILENAME:
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Water & Leisure

Directions

Postcode: NG13 9HP

Turn off Harby Road into Coachgap Lane, follow for 0.3 miles, turn left and follow the hard track to Barnstone Lakes.

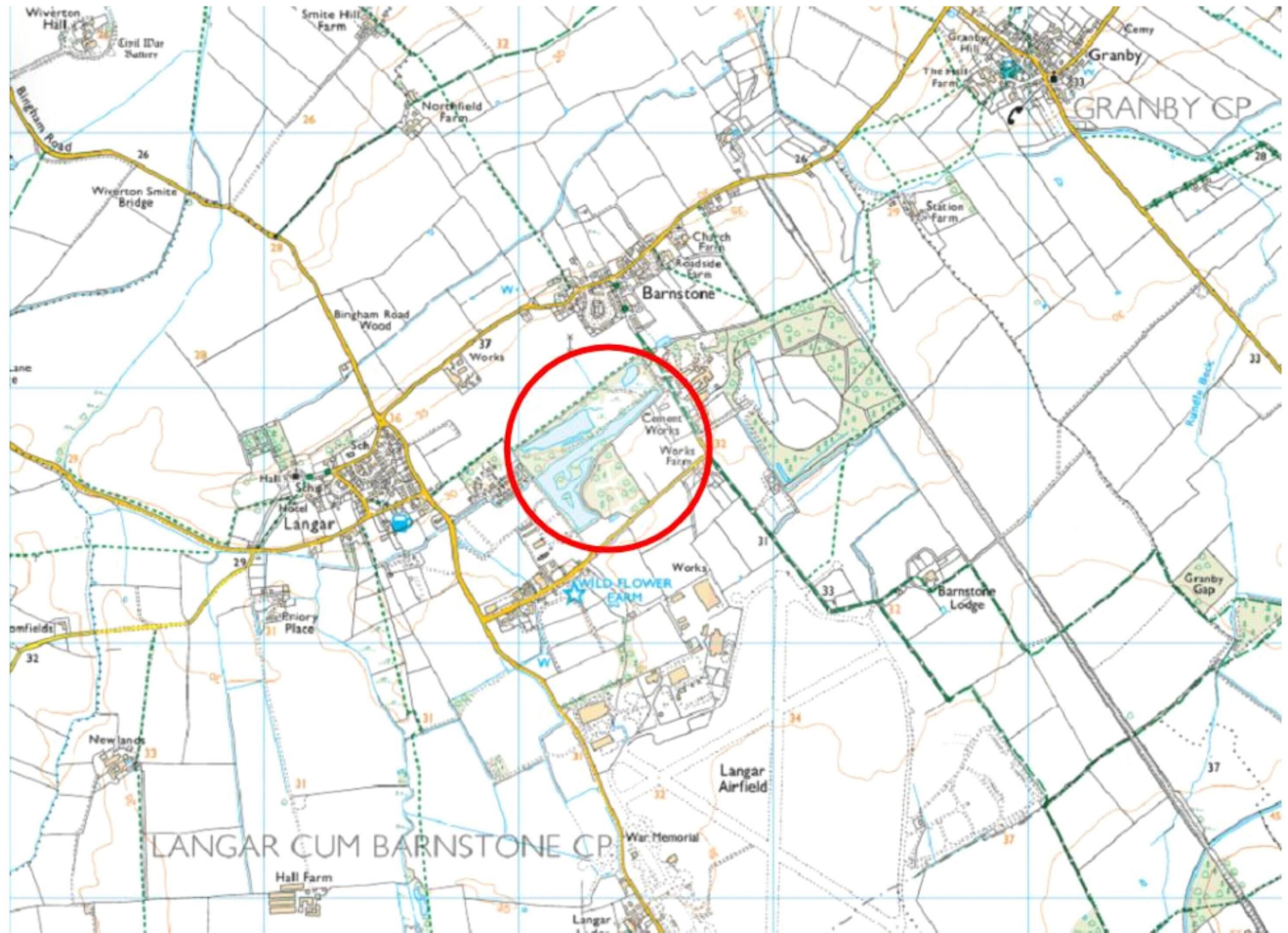
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