



FOR SALE

Waterside, Holiday Letting Opportunity

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

AVAILABLE AREA

Site Area of 12.7 acres

Carp Fishery Lake area of 2.2 acres

Fishing Lake area of 0.7 acres

SUMMARY

- » 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 set in 12.7 acres with 5 high specification Lodges, Carp Lake, 5-bedroom family house, 3-bedroom annex and planning permission for a further dwelling.

MILL LANE FARM HOUSE

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

ANNEXE

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 LAKE 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 financial year ending 31st December 2025 the business turned over approximately £276,000 plus VAT.

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





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

OUTGOINGS

Mill Farm House Council Tax Band G

Annex – Council Tax Band E

Weybread Lodges Rateable value £3,300

WEBSITE & SOCIAL MEDIA

Website and Social Media <https://www.gocatch.fish/profile/d99c5506-b8e3-4cac-a7da-75d0b628990e>

[https://www.facebook.com/ weybreadcarpfishery](https://www.facebook.com/weybreadcarpfishery)

[https://www.hoseasons.co.uk/ accom/weybread-lakes-accom-weyb?PPSPOS=3](https://www.hoseasons.co.uk/accom/weybread-lakes-accom-weyb?PPSPOS=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

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 Fenn Wright.

Important Notice

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ENERGY PERFORMANCE

EPC Rating E

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

LOCAL AUTHORITY

Mid Suffolk District Council

Endeavour House

8 Russell Road

Ipswich IP 1 2BX

DIRECTIONS

Postcode: IP21 5TP

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!







FLOOR PLAN

Mill Lane Farm, Mill Lane, Weybread, Diss

Approximate Gross Internal Area

First House = 2519 Sq Ft/234 Sq M

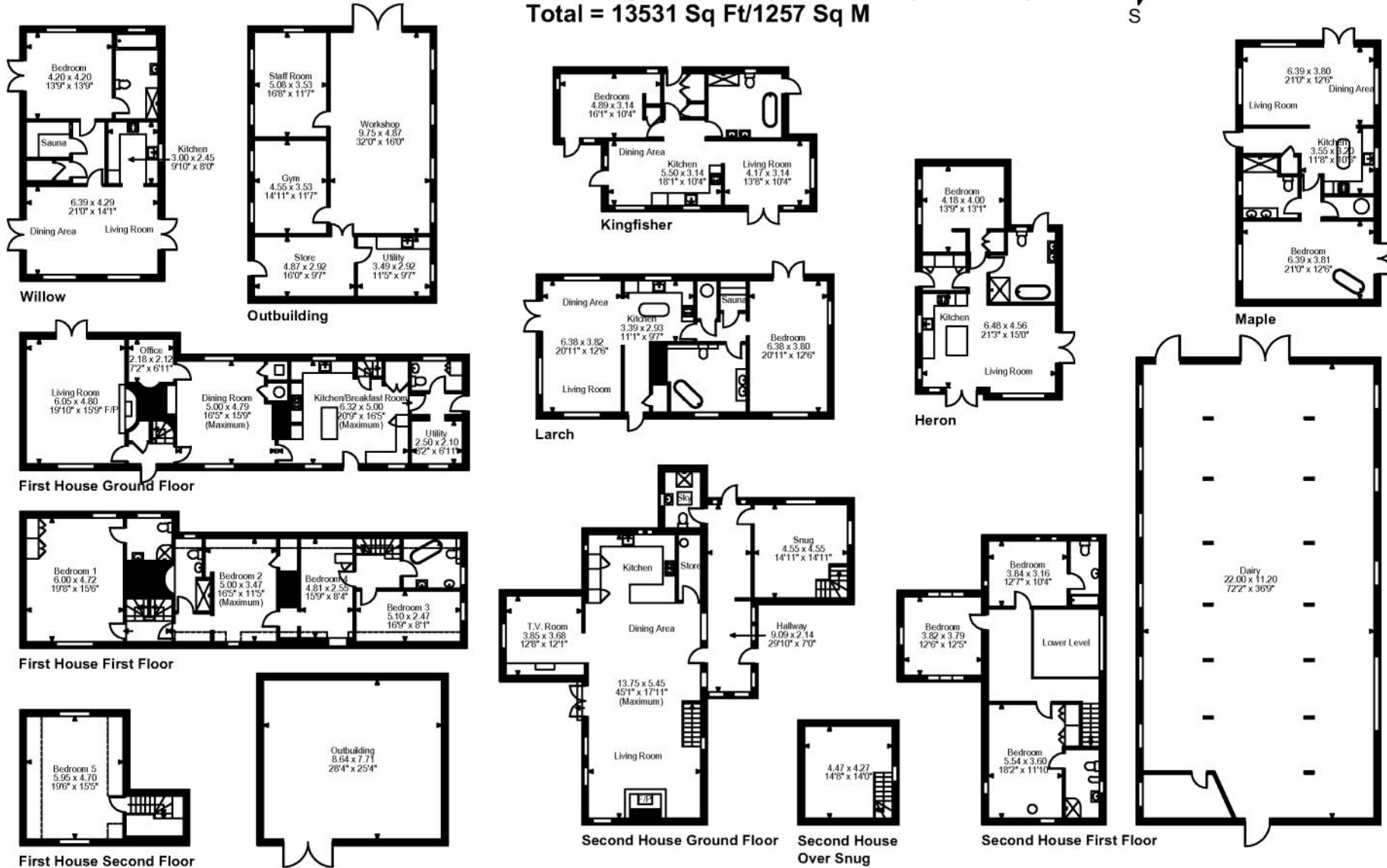
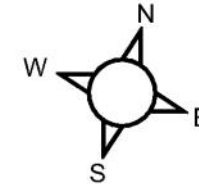
Second House = 2496 Sq Ft/232 Sq M

Outbuilding = 1890 Sq Ft/176 Sq M

Dairy = 2652 Sq Ft/246 Sq M

Willow, Larm, Heron, Kingfisher & Maple = 3974 Sq Ft/369 Sq M

Total = 13531 Sq Ft/1257 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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Weybread Lakes, Weybread, Norfolk

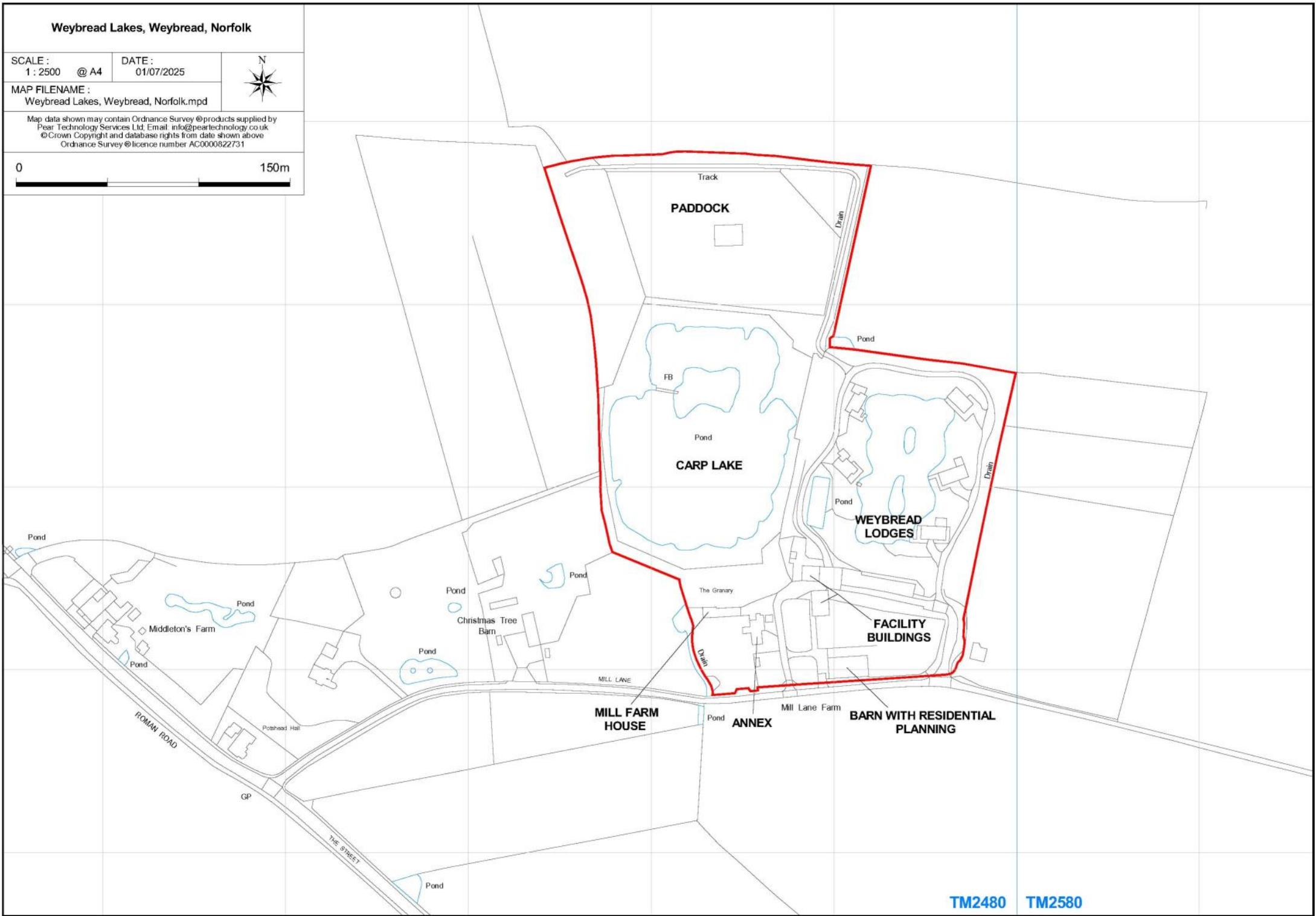
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1 : 2500 @ A4

DATE :
01/07/2025



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