



Decoy Lakes

Whittlesey, Peterborough, Cambridgeshire, PE7 2AD



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GROUNDS



At a glance

- Large profitable commercial coarse fishery
- 11 well stocked lakes
- 3 bedroom owners dwelling
- Large café/bar facilities building
- Potential for holiday accommodation
- Site extending to approx. 40.4 acres (16.3Ha)





Highly regarded commercial coarse fishery in Cambridgeshire

An established large commercial coarse fishery with development potential for holiday accommodation.

The Property

Decoy Lakes is a renowned commercial coarse fishery situated in Cambridgeshire extending to approximately 40.4 acres (16.3 ha).

The property has the benefit of 11 coarse fishing lakes, a large purpose built facilities building, extensive car parking, 3 bedroom detached dwelling and potential for holiday accommodation.

Location

The property is well located to the east of Peterborough with easy access on to the A47 and the A1. Peterborough 9 miles.

The Fishery

Decoy Lakes has been an established commercial coarse fishery for 30 Years and is one of the largest commercial coarse fisheries in the country with a total of 272 pegs. The fishery has a renowned reputation for match fishing and hosts both Maver, Fish-o-mania, Golden Reels, Golden Rods and UK Championship, together with an ongoing winter league.

Lakes

Beastie Lake (Site Plan No. 1)

Extending to 2.7 acres (1.1 ha) with an average depth of 5-6 feet and 31 pegs. Well stocked with predominantly carp, F1's and tench.

Horseshoe Lake (Site Plan No. 2)

Extending to 1.4 acres (0.58 ha) with an average depth of 5-6 feet and 20 pegs. The lake is stocked with carp up to 20lbs+, F1's and tench.

Six Islands Lake (Site Plan No. 3)

Extending to 0.9 acres (0.36 ha) with an average depth of 5-6 feet and 25 pegs. Stocked with predominantly double figure carp, F1's and some tench.





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Four Islands Lake (Site Plan No. 4)

Extending to 0.5 acres (0.21 ha) with an average depth of 5-6 feet and 10 pegs. Heavily stocked with F1's, tench, roach and carp.

Lou's Lake (Site Plan No. 5)

Extending to 1.1 acres (0.43 ha) with an average depth of 5-6 feet and 15 pegs. Heavily stocked with carp, F1's, ghost carp, crucian carp, roach and rudd.

Willow Lake (Site Plan No. 6)

Extending to 1.4 acres (0.56 ha) with an average depth of 5-6 feet and 35 pegs. Stocked with carp, ghost carp, F1's and barbel.

Damson Lake (Site Plan No. 7)

Extending to 0.8 acres (0.34 ha) with an average depth of 5-6 feet and 26 pegs. Stocked with mixed coarse fish species.

Stock Pond (Site Plan No. 8)

Extending to 0.4 acres (0.15 ha) with an average depth of 5-6 feet. Currently stocked with ?.

Elm Lake (Site Plan No. 9)

Extending to 0.9 acres (0.35 ha) with an average depth of 5-6 feet and 24 pegs. Stocked with F1's, carp and barbel.

Cedar Lake (Site Plan No. 10)

Extending to 1 acre (0.40 ha) with an average depth of 5-6 feet and 26 pegs. Stocked with F1's, barbel and carp.

Oak Lake (Site Plan No. 11)

Extending to 1.2 acres (0.47 ha) with an average depth of 5-6 feet and 30 pegs. Stocked with F1's, barbel and carp.



A pre-application was submitted to Fenland District Council in 2020 for the amalgamation of six lakes, 25 holiday cabins, 5 holiday pods and the erection of match fishermen's accommodation. The proposed scheme is likely to receive a favourable recommendation.

Yew Lake (Site Plan No. 12)
Extending to 1.4 acres (0.56 ha) with an average depth of 5-6 feet and 30 pegs. Stocked with F1's, barbel and carp.

Fishery Buildings
Facilities Building 17m x 11m
A purpose built facilities building of brick construction under a concrete tiled roof. On the ground floor is a large open plan bar area, commercial kitchen and toilets. On the first floor converted loft space for storage.

Tackle Shop 8m x 5m
A brick construction under a concrete tile roof situated adjacent to the facilities building. Stocked with a wide selection of bait and tackle.

Shower and Toilet Block
Separate male and female toilets and shower.

Storage Building 18m x 18m
Steel portal frame building with hardened floor, profile steel cladding, central roller door, used for storage of equipment.

Porta Cabin
Situated adjacent to Beastie Lake. The porta cabin is used for the storage of nets.

Owners Dwelling
The fishery benefits from an detached 3 bedroom dwelling of brick construction under a concrete tile roof providing the following accommodation:

Ground Floor
Front hall
Kitchen/diner/sitting room
Office/bedroom 3
W.C.
Conservatory



First Floor
Bedroom 1
Bedroom 2
Shower and W.C.

Outside
Separate single storey garage, patio and landscaped gardens.

The Business
The income is generated from the sale of day tickets, open matches, club bookings and the sale of bait.

Decoy Lakes turned over £83,478 for the year ending 3rd October 2020.

Business Rates
Rateable value—£3,700
Rates payable 2020/21 £0

Council Tax Band D
Council Tax payable 2020/21 £1,466.93

Services
Mains water, 3-phase electricity, septic tank drainage, alarm system and CCTV.

Planning
Planning permission was granted by Fenland District Council on the 13th May 2020 amending the occupancy condition of the dwelling as follows “the occupation of the dwelling hereby approved shall be limited to a person solely or mainly working or last working in association with agriculture and/or the existing commercial fishery at Decoy Lakes or a widow or widower of such a person and any resident dependants.”



Pre-Application Advice

A pre-application was submitted to Fenland District Council in 2020 for the amalgamation of six lakes, 25 holiday cabins, 5 holiday pods and the erection of match fishermen accommodation. The Council consider the proposed scheme as likely to receive a favourable recommendation.

Alcohol Licence

An alcohol licence is in place in respect of the bar in the facilities building.

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 fixtures and fittings and fish stocks within the lakes. Stock in the bar and tackle shop at valuation. Fenn Wright and Maxey Grounds 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

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Measurements

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Local Authority
Fenland District Council
Fenland Hall
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March
Cambridgeshire PE15 8NQ

Phone: 01354 654321

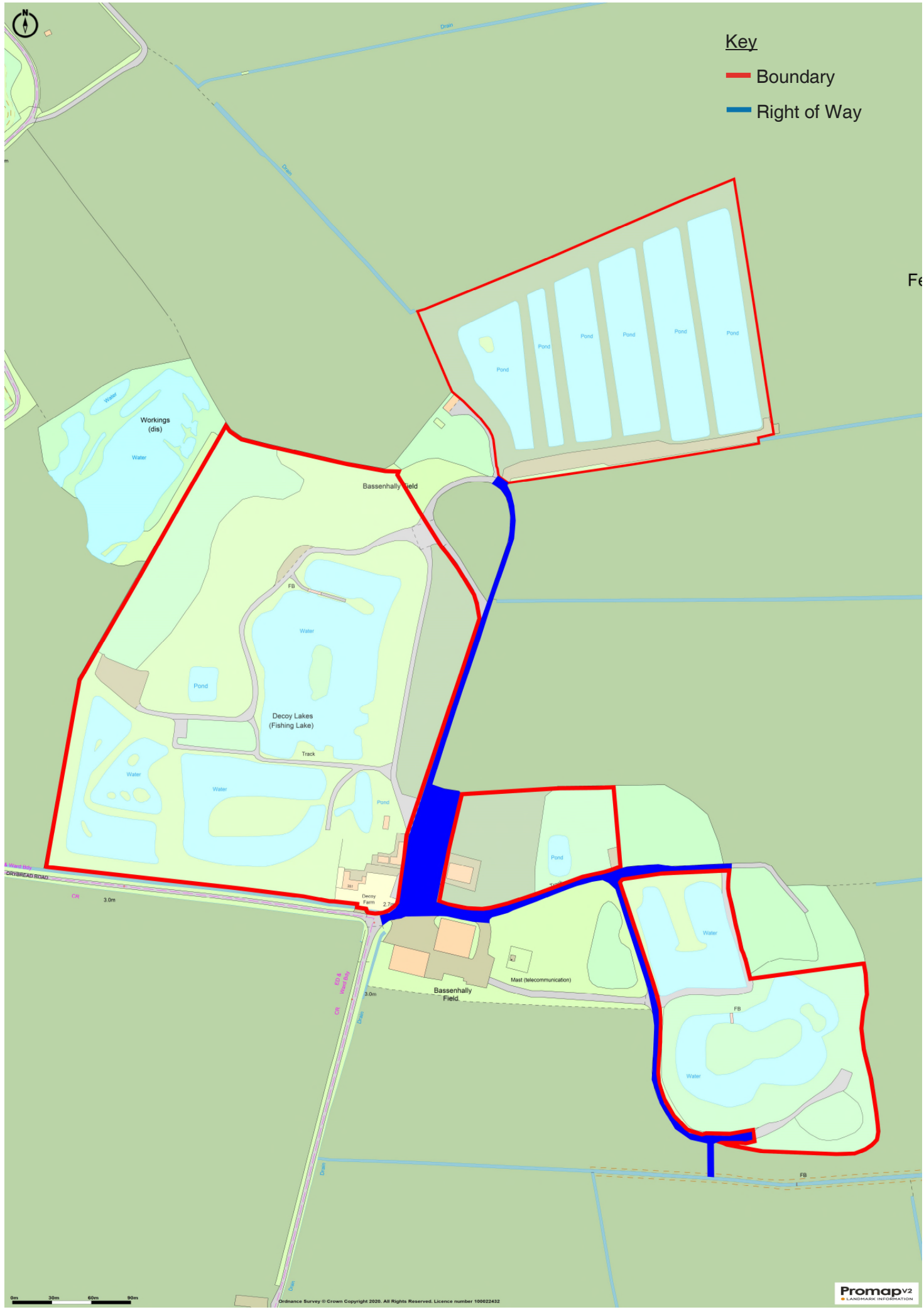
Photographs taken: 2019/2020
Particulars prepared: November 2020

Guide Price: Offers in excess of £1,300,000

Safety Note to Fishery 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.

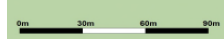
Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!



Key

— Boundary

— Right of Way



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Directions

Using SatNav and Postcode PE7 2AD Decoy Lakes is situated between Whittlesey and Eastrea and is clearly signposted from the A605.

Viewing Strictly by Appointment Through joint agents:

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