



# Peacock Waters

Lincolnshire

 fisheries4sale.com

FennWright 

# PEACOCK WATERS

## TIMBERLAND

## LINCOLNSHIRE

## LN4 3RG

Peacock Waters has been run as a lifestyle business and offers a purchaser the potential to develop the property and the business further.

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### INTRODUCTION

With a site area of approximately 5.5 acres Peacock Waters has been run as a lifestyle business and offers a purchaser the potential to develop the property and the business further.

### LOCATION

Peacock Waters is located on the outskirts of the village of Timberland in a predominantly rural area, approximately 19 miles south east of Lincoln, 14 miles north east of Sleaford and 12 miles south west of Horncastle in the county of Lincolnshire. Woodhall Spa is approximately 5 miles distant and a popular holiday destination offering a variety of leisure facilities including a golf course.

### DIRECTIONS

From Sleaford take the A17 towards Boston. After 2 miles turn left on the A153 and follow for approximately 7 miles to Billingham. In Billingham turn left and take the B1189 for approximately 4 miles. The village of Timberland is signposted to the right. Follow the road into Timberland and head east on Timberland Drove for approximately ¼ of a mile. Peacock Waters is found just outside the village on the left hand side.

### THE PROPERTY

The house was built in 2003 of brick construction under pan tiled roof with views over the lake and comprises of the main house and a self contained flat. The house has been finished to a high standard and has the benefit of uvpc windows throughout.

The accommodation comprises:

#### House

- Porch into entrance hall
- Sitting room/dining room
- Utility room
- Kitchen
- Bedroom 1 with en-suite bathroom
- Bedroom 2
- Bedroom 3
- Family bathroom

#### Flat (on ground floor)

- Bedroom 1
- Bedroom 2
- Sitting room
- Cloakroom
- Kitchen

## Holiday Accommodation

A detached former barn adjacent to the house of brick construction under a slate roof converted in 2010 and finished to a high specification. Planning permission for holiday use and providing the following accommodation:

- Hallway
- Sitting room
- Kitchen
- Bedroom 1 with en-suite bathroom
- Shower room
- Bedroom 2
- Bedroom 3 (first floor)

## Outside

To the front of the property is a sand manege 40m x 20m. This could be replaced with a formal garden if required. To the rear of the property is a large patio and a gravel drive leading to the stables to the east and the static caravans and touring caravans to the west.

## **STABLES**

Of timber construction under a galvanised sheeted roof including 3 purpose built stables, covered storage area and secure yard with access gate.

## **STATIC CARAVANS**

There are currently 4 static caravans within their own pitches let on annual ground rents. 2 static caravans are owned by the occupiers whose annual agreement expires on the 31<sup>st</sup> December 2011. There is the potential for these pitches to be utilised either under the existing arrangements to receive annual ground rents or for the installation of replacement static caravans to be utilised for holiday accommodation.

## **SHOWER BLOCK**

Of brick construction under a concrete tiled roof providing male, female/disabled toilets, shower room, boiler room.

## **TOURING CARAVAN SITE**

The property has the benefit of a 5CL site and a total of 6 electric hook-ups. Subject to planning there is additional capacity for further touring caravan pitches which overlook the lake. 4 pitches are currently occupied on annual agreements which expire 31/12/2011.

## **THE LAKE**

An attractive lake extending to approximately 2 acres (0.8 hectares) with a maximum depth of 28ft. There are a total of 24 pegs. The lake is stocked with carp – 20lbs +, bream – 7lbs +, tench 7lbs +,





### **THE BUSINESS**

The accounts for the year ending 2009/10 show a turnover of £20,000. Prospective purchasers should note this business has been run to suit the current owner's requirements with little or no marketing. There is the potential to develop the income significantly from both the static and touring caravans and the holiday accommodation and it would not be unreasonable to expect a turnover in the region of £40,000.

### **SERVICES**

Mains water, electricity, private drainage system, bottle gas supply for boiler to shower block and bottle gas supply to house domestic cooker.

### **RATES**

House/flat

Council Tax Band -

F

Amount payable 2011/12 -

£2,042.52

Holiday accommodation – small business rates – Rateable Value -  
To be Assessed

### **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. 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.

### **MIS-DESCRIPTIONS**

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

## 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

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.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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

North Kesteven District Council  
Kesteven Street  
Sleaford  
Lincs  
NG34 7EF

Photographs taken:  
Particulars prepared:

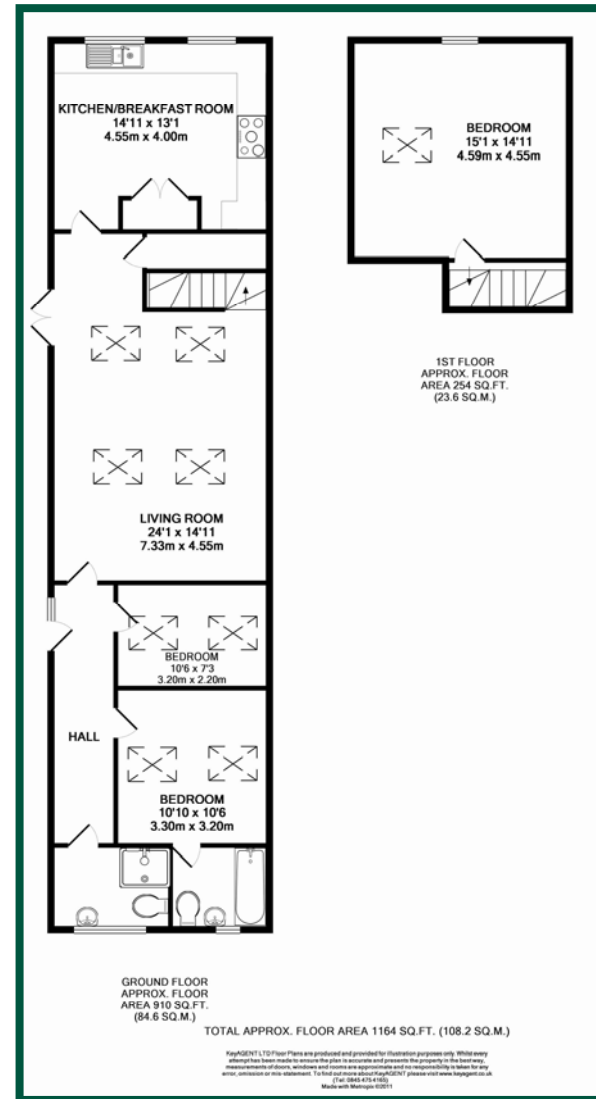
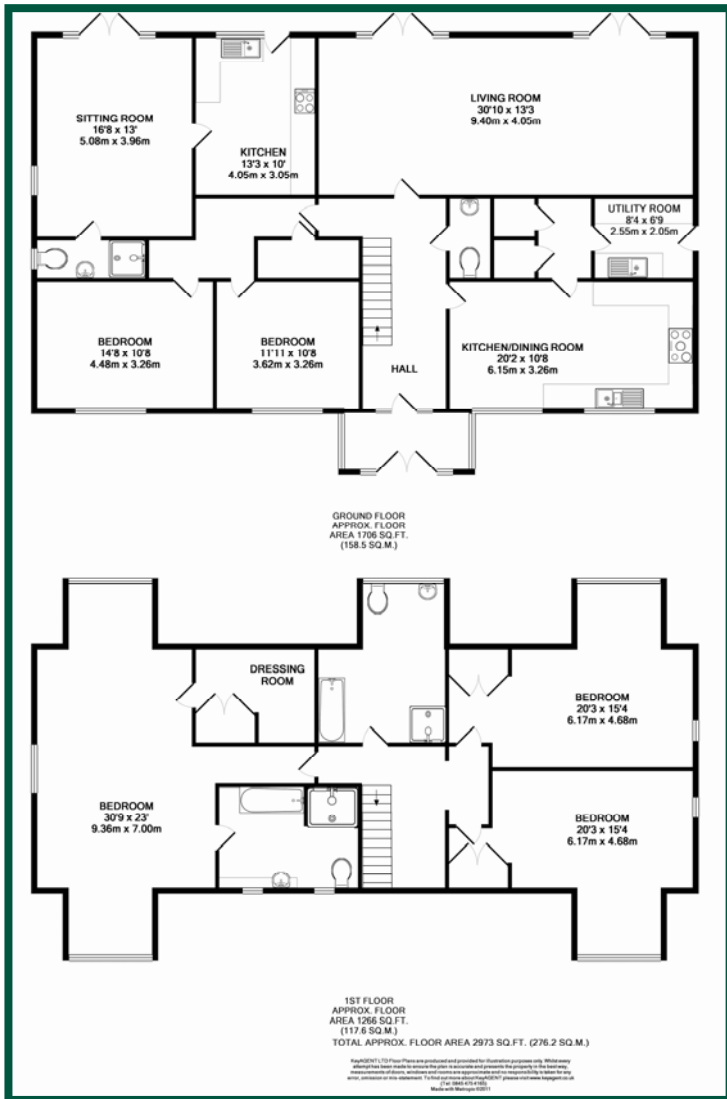
February 2011  
March 2011

# GUIDE PRICE - £695,000

### **\*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 and Ponds can be very dangerous so **THINK SAFETY FIRST!**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
		67	68
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		73	73
England & Wales		EU Directive 2002/91/EC	



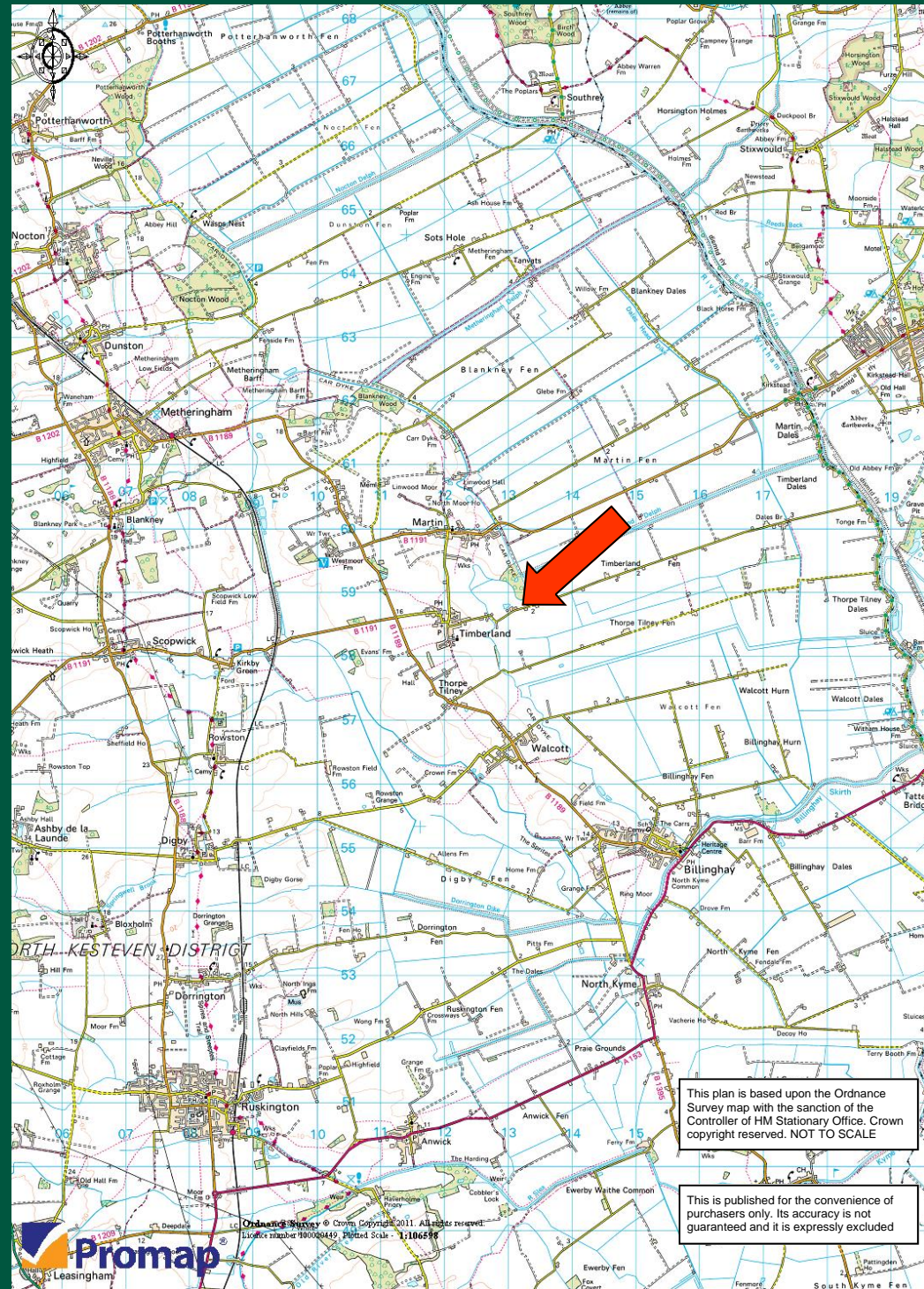
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0m 25m 50m 75m



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South Kyme Fen

