

Caravan Park - Holiday, Leisure FOR SALE



Weybread Lakes and Lodges, Mill Lane, Weybread, Diss, IP21 5TP

5 luxurious & profitable holiday lodges - attractive lakeside setting, second fishing lake, 2 barns & consent for a house (c.11.5 acres)

Summary

Tenure	For Sale
Available Size	11.50 Acres / 4.65 Hectares
Price	Offers in the region of £1,500,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 5 class leading lakeside lodges
- Popular 3 acre carp fishing lake
- Around 11.5 acres in all
- Consistently strong profits
- Prior approval given to convert the largest barn to a substantial dwelling /owners accommodation (no occupancy restriction)
- 2 barns for machinery & back of house
- PRIOR APPROVAL GIVEN- AGRICULTURAL TO

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DESCRIPTION

Developed in 2010 by the vendors Weybread Lakes and Lodges offers 5 high specification 1 bedroom holiday lodges in an attractive lakeside setting alongside a second carp fishing lake, in around 11.5 acres of grounds. There are 3 good outbuildings. 2 for the back of house functions and machinery. Prior approval has been given (ref DC/24/02956) to convert the 3rd barn into substantial detached house for resident owners which has no occupancy restriction. The business is operated entirely through Hoseasons and Catch and is thriving and highly profitable. The low-density layout and availability of extra land means there is great scope for growth.

LOCATION

Situated on a quiet road in the pretty village of Weybread the business is well placed for holiday visitors being within easy driving distance of the Suffolk coast (Southwold 20 miles) and the Broads National Park. Local attractions include the Norfolk and Suffolk Aviation Museum and Weybread Ocean Pit a large water sports lake. The market town of Harleston (2.5 miles) has a range of shops and restaurants and a Co Op supermarket. The nearby A143 links to Beccles, Bury St Edmunds and Diss which offers a range of amenities, including Morrisons supermarket and mainline station to London.

PLANNING

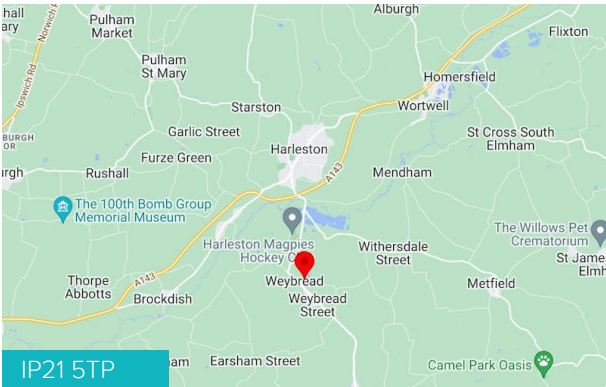
The original planning permission for the development is as follows; Ref 2199 / 08 - Siting of 5 static units for holiday accommodation and creation of lake and access tracks. A S106 agreement between the vendor and the local authority restricts the use and occupancy to 30 days. Prior approval has been given (ref DC/24/02956) to redevelop the largest barn into a substantial detached dwelling which would have no occupancy restriction. There is great scope (subject to the necessary consents) to redesign the house now that the change of use from agricultural to residential has been given. In February 2024 encouraging pre planning application advice was sought for for the development of additional lodges on the lake and in the paddock to the north of the fishing lakes.

THE BUSINESS - FISHING

Weybread Carp Fishery is a popular carp fishing destination. All bookings are made through Catch. The main lake is around 3 acres and is stocked with 200 carp. There are 9 fishing positions and the all pegs are big enough for a bivvy. There is a toilet/washroom. 12hr Day/ Night tickets £15 for up to 3 rods. 24hr tickets £30 for up to 3 rods. Exclusive use rates (max 9 anglers): weekend 48hrs £500. Midweek £120/12hrs.

THE BUSINESS - LODGES

The lodges are let by Hoseasons for 12 months of the year in their Autograph collection and have a 4.9 Feefo review rating. Each lodge is sited overlooking the lake and to enjoy maximum privacy. The lodge lake is for the exclusive use of lodge guests. Willow, Maple & Larch lodges are solid round log construction and were built on site in 2010 by the Bespoke Log Cabin Company Ltd. Heron & Kingfisher lodges are vertical planked cedar lodges made by Retreat Homes & Lodges Ltd (delivered in 2014 and 2015 respectively). The lodges are all superbly maintained and stylishly furnished and decorated with under floor heating, hot tub, sauna and large deck area. The business shows consistent profitability. Thanks to Hoseasons, self-check-in and a



Viewing & Further Information



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well-established cleaning team the business currently requires minimal owners' input. This presents a great opportunity for those who would like to be more hands on and take direct bookings and look to implement a sales programme.

SERVICES

Mains electricity. Mains water and private drainage system. LPG gas heating. Mobile broadband Wifi to each lodge. Fibre connections are also available.

TENURE

Freehold - The purchaser will purchase the property, business and all related assets as a going concern.

COUNCIL TAX & BUSINESS RATES

Mid Suffolk District Council www.midsuffolk.gov.uk Current rateable value is £3300.

FINANCE

Michael Paul Consultancy is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

VIEWING

All viewings must be made through the Sole Selling Agents, [we would ask at our clients request that no direct approaches [to the business directly please.