



FennWright
Water & Leisure

Holyfield Fishery, Waltham Abbey, Essex

Established fishing complex with development opportunities situated in the Lee Valley



Introduction

Holyfield fishery represents a rare opportunity to acquire an established fishing complex and mixed use property on the edge of the Lee Valley with frontage onto the river Lea. The property comprises 3 mature lakes, a bailiff's cottage and grade II listed barn with planning permission for conversion to a 5 bedroom dwelling, set within grounds extending to 14 acres (5.6 Ha).

Location

The property is situated in the Fishers Green settlement, on the edge of the Lee Valley Park with direct access to the country park, lakes and river Lea. Local amenities include the Lee Valley White Water Centre, (2012 Olympics water sports venue), Wildlife Discovery Centre and Animal Adventure Park.

The village of Nazeing is within close proximity providing local shops and amenities, restaurants, and leisure facilities including Nazeing Golf Course. The larger towns of Waltham Abbey and Cheshunt are situated within 1.5 miles south and west of the property.

Cheshunt Station is less than 1 mile distant providing frequent train services to London Liverpool Street, Tottenham Hale, Stratford and Cambridge.

The property has excellent road links to M25 (Junction 26) - 2.5 miles, M25 (Junction 27 - M11) - 6 miles, A10 - 2 miles.

Holyfield Fishery is accessed off Fishers Green Lane, set back from the road via a gated entrance.

Holyfield Fishery

An established fishing complex which has been within the same family ownership since 1981. The lakes were excavated during the 1980s creating a popular commercial coarse fishery, originally operated on a day ticket basis and now as a private syndicate. The fishery comprises 3 mature lakes extending to a total water area of 4.9 acres together with two further stock ponds. The fishery is served by a central car park.

Top Lake - extending to 1.5 acres with an average depth of 3-5 ft and 10 swims. Stocked with carp and mixed coarse fish species.

Match Lake - extending to 0.35 acres with an average depth of 3-5 ft and 6 swims. Purpose built match lake stocked with mixed coarse fish species.



Main Lake - extending to 3.1 acres with an average depth of 3-5 ft and 20 swims. A specimen carp lake, well stocked with carp to 37lbs+, double figure bream, tench, rudd, roach, perch & gudgeon

In addition, the western boundary borders the river Lea, providing approx. 200m of river frontage and fishing rights and 5 swims.

Bailiff's Cottage

The fishery benefits from manager's dwelling in the form of a 2/3 bedroom chalet style dwelling converted from the former clubhouse providing approximately 1,755 sq ft of accommodation, briefly comprising:

Entrance Porch	2.7m x 2.8m
Utility Room	2.9m x 3.0m
Kitchen	3.9m x 3.9m
Dining Area	2.5m x 2.5m
Conservatory	3.6m x 2.5m
Lobby	2.4m x 2.3m
Bedroom 1	3.1m x 3.6m
Dressing Room	3.1m x 2.0m
Lounge	5.7m x 6.1m
Study	1.7m x 2.5m
Bedroom 2 (En suite)	7.2m x 3.5m

The cottage is enclosed by closed barded fencing with gated access, rear garden and kennels. The dwelling requires modernisation throughout and is subject to an occupancy condition relating to the management of the fishery.

Holyfield Barn

Situated behind a small copse in the south west corner of the site is a Grade II Listed timber barn contained within 0.5 acre of grounds. Permission was granted in 2023 for conversion to a 5-bedroom residential dwelling providing over 2,700 sq ft of accommodation, including the rebuilding of the lean-to side extension and construction of a front extension.

Outbuildings

Located between the car park and the lakes is a former fish house building containing recirculation tanks and kitchen/retail area, together with a large pagoda and greenhouses.

Paddocks

In the north eastern corner of the site above the match lake is approximately 2 acres of grass paddock, accessible from the top lake car park. The land may be suitable for a range of uses subject to planning.

Planning & Development

The property benefits from planning permission for the conversion and restoration of Holyfield Barn to a 5-bedroom Residential Dwelling Ref - EPF/0070/23, granted September 2023.



Income

The coarse fishing business is currently operated on a private syndicate basis, although Holyfield has previously been operated on a more commercial, day ticket basis. Income and membership information available upon request.

Website

<https://carplakes.net>

Services

Mains electricity and mains water connected. Private drainage to two separate septic tanks.

Agents' Notes

Tenure & Possession

The freehold property is owned by the vendors' company, D.W. Spinks & Company Limited. The company is offered for sale as a whole, as a going concern.

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.

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

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.

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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Energy Performance

Bailiff's cottage - EPC - D

Rates

Rates payable: £Nil

The property currently benefits from 100% small business rate relief

Council Tax: Band D

Local Authority

Epping Forest District Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is EN9 2ED.

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.







Bottom Lake

Match Lake

Top Lake

Holyfield Bar

Access

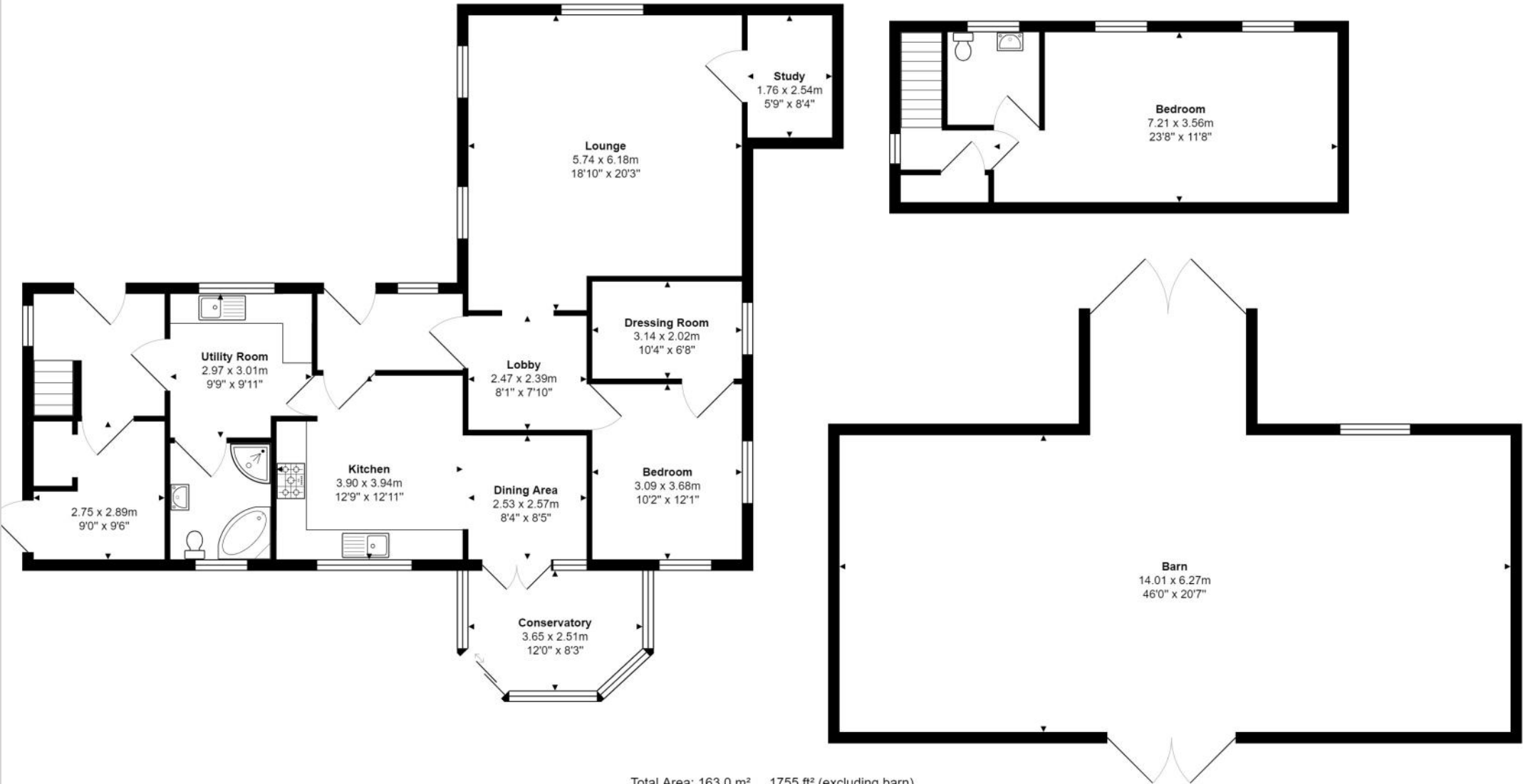
Bailliff's Cottage

0m 30m 60m 90m

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Promap
LANDMARK INFORMATION

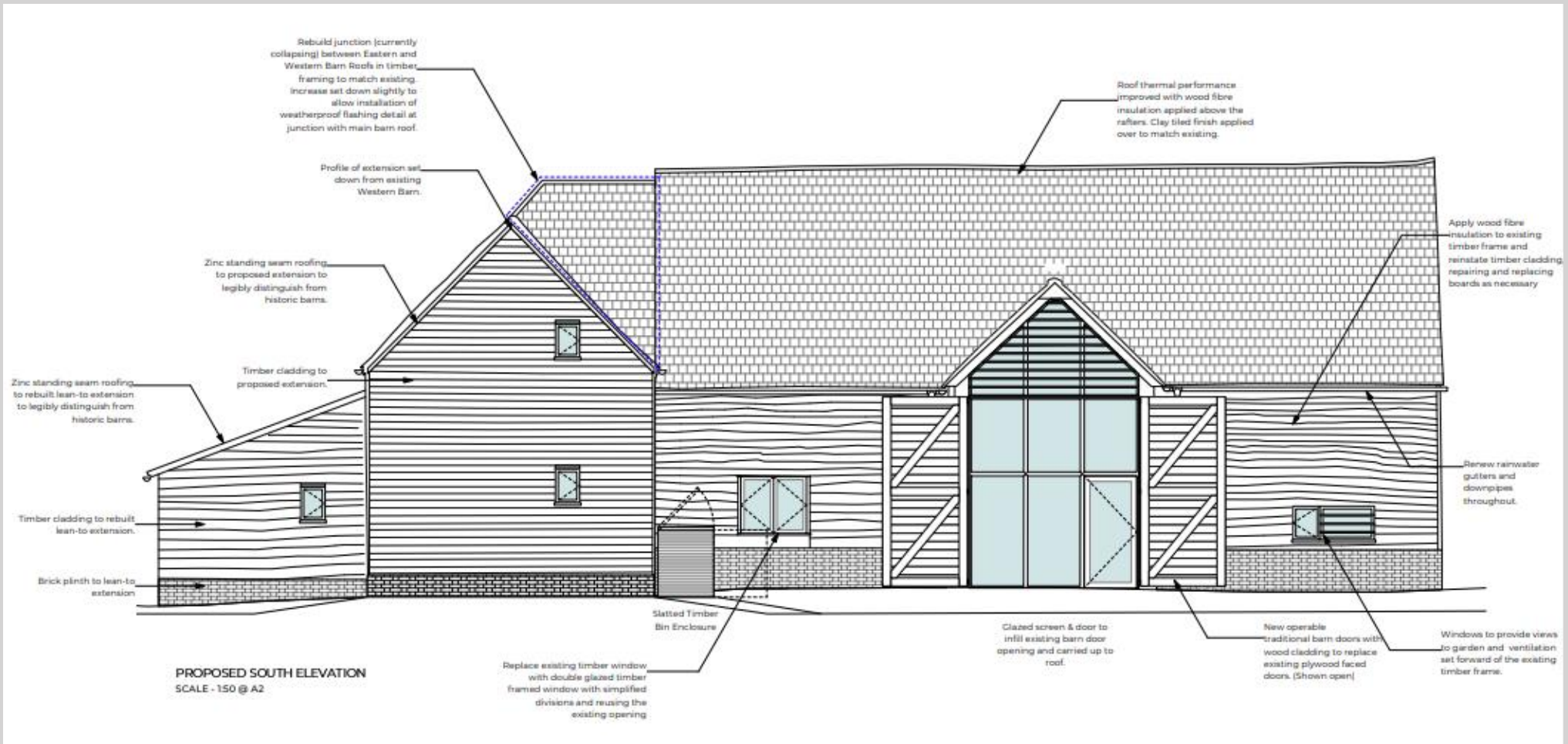
Floor Plans - Bailiff's Cottage



Total Area: 163.0 m² ... 1755 ft² (excluding barn)

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
Floorplan Copyright The Estate Agents Photographer
www.theestatesagentsphotographer.co.uk

Holyfield Barn



Fenn Wright

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with the sole agents:

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