



FennWright
Water & Leisure

Newbridge Lakes, Burstwick, East Riding of Yorkshire

Modern lakeside dwelling set within 64 acres of mature lakes, woodland and grounds



Introduction

Newbridge Lakes offers an opportunity to acquire an impressive lifestyle property with a modern, lakeside eco-dwelling set within 64 acres (26 hectares) of woodland, lakes and grounds. The property comprises four mature coarse fishing lakes, stock ponds and lagoons, outbuildings, and permission for a 20 pitch touring caravan site.

Location

The property is located south of the village of Burstwick approximately 10 miles east of the City of Hull and 17 miles from the popular market town of Beverley. The property has good access to the A63 and the M62/M180 motorways. Newbridge Lodge is accessed directly off Newbridge Lane, with two separate access points for the main site.

Newbridge Lodge

Constructed in 2009/2010, the current owners built an eco-dwelling overlooking Newbridge Lakes, featured on the BBC's 'To Build or Not to Build'. Built to a high specification on a steel frame, block and timber construction and clad in Siberian Larch. As a result of a highly-insulated timber frame and MVHR heat exchange system, Newbridge Lodge requires around 1/3 of the energy used to heat a similar sized house of standard construction.

Newbridge Lodge comprises of the following accommodation:

Ground Floor

- Utility room
- Bathroom
- Open plan kitchen/breakfast room
- Large sitting room
- Office
- Cinema room
- Large balcony with decking/seating area.

First Floor

- Master bedroom with en-suite shower room and balcony
- Bedroom 2 – double with en-suite dressing room (potential shower room)
- Bedroom 3 – double
- Bedroom 4 – single
- Family bathroom



Newbridge Lakes

One of the premier fisheries in the north of England, Newbridge Lakes comprises two former gravel pits dating back to the early 1800's, extracted for the construction of the Withernsea Railway. Extending to a total water area in excess of 14 acres with depths up to 20ft, four mature lakes surrounded by a woodland belt, with a large coverage of lilies.

The main lake has a total of 28 swims, 15 for day use and 13 night/double swims. The main lake, Rainbow Lake and match pools have an otter fence around the perimeter.

Rainbow Lake

Accessed via separate track, an attractive lake bordered by overhanging trees and large beds of lillies. The water area extends to a total of 5.2 acres, with 16 swims and an average depth of 10ft. The site is fully otter fenced, with a 4ft chain mesh and concrete posts. Three areas around the lake provide secure car parking.

Hariif Lake - extending to 0.66 acres with an average depth of 6ft and 25 pegs, a match style pool with two central islands. Stocked with common, mirror and F1 carp, green and golden tench, bream, roach, rudd and perch.

Skeckling Lake - extending to 0.86 acres with average depths of 6ft and 25 pegs, a less heavily stocked pool with a number of specimen size carp up to 28lbs, tench to 6lbs, roach to 3lbs, perch to 5lbs. bream to 6lbs, chub to 5lbs, Ide to 4lbs roach, rudd, crucians and gudgeon.

Fish Stocks

Newbridge Lake has a large head of specimen carp, with a total estimate of around 1000. 95% of these are at least double figures, over 200 are over 20lb with at least 25 different 30lb+ carp, caught to in excess of 38lbs. Rainbow Lake has been stocked from a small number of reputable sources and contains carp ranging from 9lbs up to 30lbs. In addition, the lake contains grass carp, pike, roach, bream, tench and crucian carp. Stocking records available from the agent.

Lagoons

To the south east of the main fishery lies 28 acres of land comprising 8 Independently drainable ponds. Previously used for fish farming, the ponds could be continued to be used to rear stock or utilised for coarse fishing.

Woodland

A belt of established woodland consisting of mixed broad-leaved species surrounding the main lake and dwelling.

Buildings

A former shop building extending to approx. 12m x 2.5m
A steel storage container
Static caravan used for storage.



Planning

Ref - 01/03960/PLF - Construction of two match fishing ponds and the use of land as camping site for 20 touring caravans.

Ref - 04/09270/PLF Erection of one log cabin for holiday use in connection with existing angling lakes (Revised scheme following 03/08731/PLF).

Income

Newbridge Lakes has previously been operated on a day ticket basis, with both day and night fishing. Rainbow Lake has also been operated as a separate day ticket business. Income figures available for both upon request.

Machinery

The sale includes a tractor, mowers and various attachments. A full list of machinery and equipment available upon request.

Outgoings

Rates Payable 2023/2024 - £0
Council Tax - Band D

Energy Performance

EPC - B

Services

Mains electricity and water supply. Drainage to sewage treatment plant.

Environmental and Natural Capital

The former gravel pits and lagoons area provide an extensive wetland habitat for flora and fauna. The land may provide opportunities for the uplift for off-site habitats for the purposes of generating Biodiversity Net Gain Habitat Units. Such uplift could include species-rich wetlands. Generated units can be sold commercially to developers.

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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Local Authority

East Riding of Yorkshire Council
County Hall
Beverley
HU17 9BA

Directions

Available from the agent prior to viewing. Postcode: HU12 9HS

Safety Note to Buyers

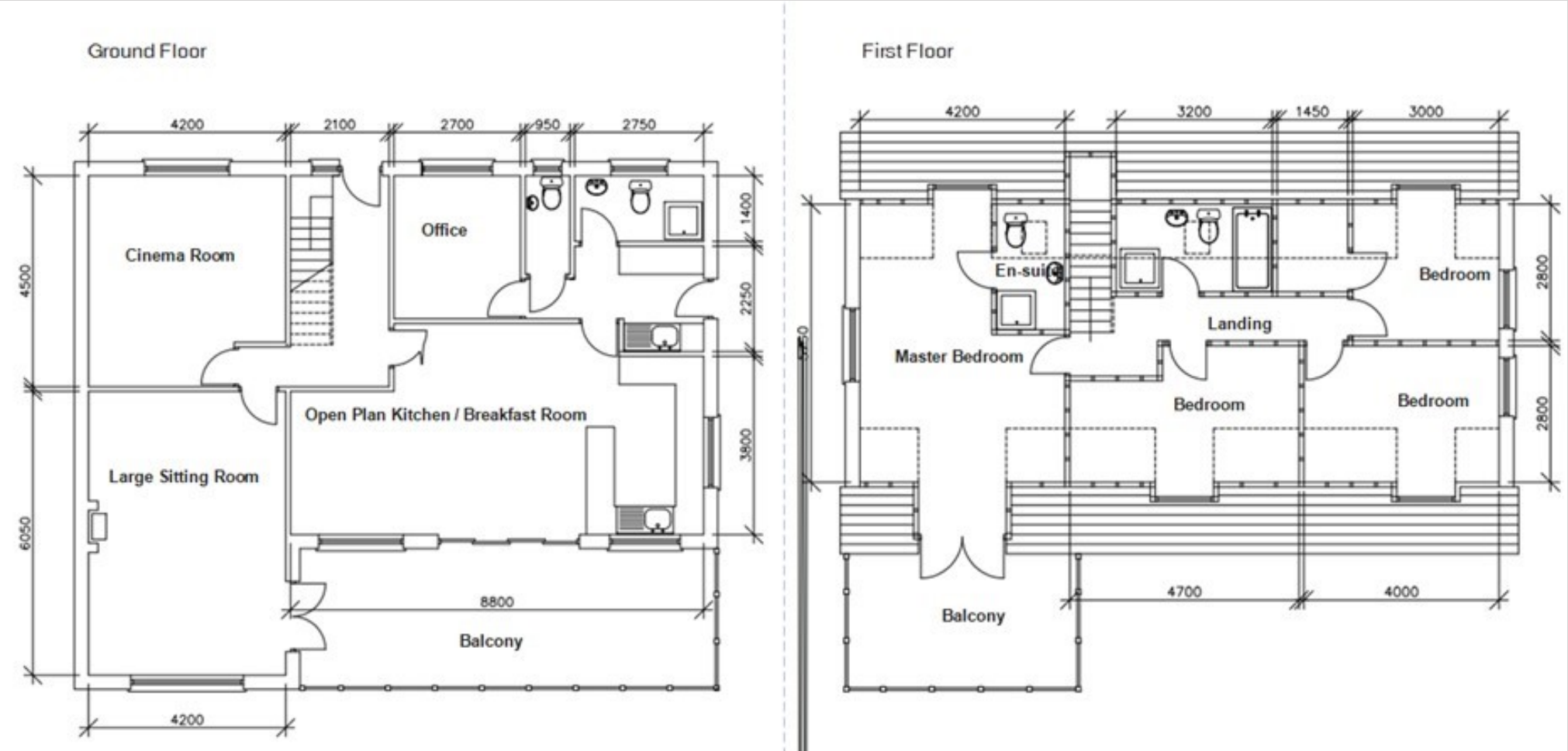
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!







Floor Plans - Newbridge Lodge



FennWright.

Water & Leisure

Viewing strictly by appointment with sole agents:

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