



Balne Croft Lane



3



2



2



OIRO £640,000



## Key Features

- TO VIEW CALL: 01430 331333
- 3 BED BUNGALOW
- APPROX 7 ACRES
- COARSE FISHERY
- 3 PONDS
- VIKING FISHERY BUSINESS
- EPC RATING C
- FREEHOLD





The property comprises a modern, well presented 3 bedroom bungalow with double garage, delightful gardens and 3 well stocked coarse fishing ponds with car park. The total area of the site is 2.86 hectares (7.06 acres) or thereabouts, subject to survey.

The bungalow is extremely well kept and presents incredibly well. Accommodation includes; Lounge, Dining Kitchen, 3 Bedrooms one with en-suite facilities, impressive Hallway, Family Bathroom and Utility Room. All rooms benefit from under-floor heating. Outside there is a good sized driveway leading to Double Garage and well laid out gardens with patio, flower beds, lawns and greenhouse.

Viking Fishery includes 3 coarse fishing ponds with 73 pegs. The ponds are well stocked with Carp, Tench, Bream, Perch, Chub, Barbel, Roach, Rudd and Ide. The ponds were established between 2007 and 2010 and are well used by day ticket holders and for regular competitions. The Viking Fishery business is included in the sale.

#### LOCATION

Viking Fisheries is located off Balne Croft Lane, Pollington, DN14 0EY. The property is situated to the south east of the village of Pollington in a secluded rural location and is 10 miles from the towns of Goole and Selby.

The property is approached from the north by taking the turning off the A645 onto Long Lane, signposted Pollington. At the first right hand bend bear left onto Willow Lane. Follow the road past the 'No through road' sign, onto Crowcroft Lane. At the canal bridge turn left onto Balne Croft Lane. Viking Fisheries is on the left after approximately 600 metres.

#### DESCRIPTION

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#### ENTRANCE HALL 2.03m x 7.09m (6'8" x 23'4")

Having UPVc front door with double glazed panel, wooden laminate flooring.

#### LOUNGE 4.10m x 5.38m (13'6" x 17'8")

UPVc double glazed window and double doors leading to patio area.

#### DINING KITCHEN 5.23m x 5.59m (17'2" x 18'4")

L' shaped Dining Kitchen with UPVc double glazed windows plus sliding French doors leading out to the driveway. A range of fitted kitchen units plus stainless steel sink/drain, 5 burner hob, built-in oven and microwave. Tiled floors and doors leading to:

#### UTILITY ROOM 2.06m x 2.18m (6'10" x 7'2")

Built-in units, sink and boiler. UPVc door into back garden.

#### BEDROOM 1 4.55m x 4.55m (14'11" x 14'11")

Laminated wooden flooring and built-in wardrobes, dresser and drawers. UPVc windows to side and rear gardens.

#### EN SUITE 1.73m x 1.73m (5'8" x 5'8")

Tiled floor, W.C. shower cubicle and sink.

#### BEDROOM 2 2.92m x 3.48m (9'7" x 11'5")

UPVc window to rear garden, wooden laminate flooring.

#### BEDROOM 3 3.35m x 3.48m (11'0" x 11'5")

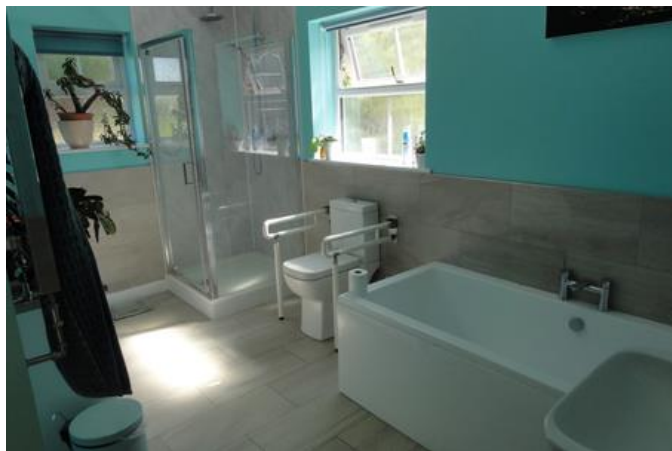
UPVc window to rear garden, wooden laminate flooring and built-in wardrobe/office workstation.

#### BATHROOM 2.16m x 4.01m (7'1" x 13'2")

Frosted glass UPVc window to front elevation, bath, shower cubicle, W.C. and wash basin. Tiled floors and part tiled walls.







### OUTSIDE

Timber gates mounted on brick pillars open up onto a tarmac driveway with parking for multiple cars.

### DOUBLE GARAGE

Roller shutter doors onto driveway and personal door to the side. Solar panels on roof which provide income.

### GARDEN

Includes patio, lawn, raised flowerbeds, planted borders, vegetable garden, metal shed (8' x 6') and greenhouse.

### SERVICES

Mains electricity, borehole water supply, Calor gas tank in the garden, biodigester for sewage. All rooms benefit from under-floor heating.

None of the services or appliances have been checked or tested by the selling agents.

### OCCUPANCY CONDITION

It is a condition of the planning consent for the bungalow that its occupation is 'limited to a person solely or mainly employed at the business operating on the wider site currently known as Viking Fisheries, and to any resident dependants' East Riding of Yorkshire application no. CD/14/0430/PLF

### THE FISHERY

Viking Fishery has been built from scratch by the current owners. Planning permission was granted in 2003 with Deer Pond opening to anglers in early 2007. Fox Pond and Hawk Pond soon followed, with all 3 ponds open by Spring 2010. All 3 ponds are approximately 6' deep and have been allowed to mature naturally, encouraging the right blend of fish and plant life.

### DEER POND

Opened 2007 and stocked with Carp, Tench, Bream, Perch, Chub and Barbel. 24 Pegs.

### FOX POND

Opened 2008 and stocked with Carp, Tench, Bream, Perch, Roach, Rudd and Chubb. The pond is at the back of the site. 16 Pegs.

### HAWK POND

Opened in 2010 and stocked with Carp, Tench, Ide, Perch, Chubb and Barbel. This pond is to the east of the site and is U



shaped around a steep mound planted with trees. 33 Pegs.  
The ponds are open to day ticket holders and very regularly used for competitions.

To the south of the ponds is a stoned car park with access onto Balne Croft Lane. The car park measures approximately 60 metres x 15 metres with pedestrian gates into the ponds and the bungalow garden.

The Viking Fishery business is included in the sale.

For more detail, see [www.vikingfishery.co.uk](http://www.vikingfishery.co.uk)

### PLAN

The property is shown on the plan edged red.

### VIEWINGS

If you require any further information or wish to view the property, please contact the Selling Agents, Townend Clegg Agriculture, Bishops Manor, Howden, DN14 7BL Tel: 01430 331333 or email: [matthew.willoughby@townendcleggagriculture.co.uk](mailto:matthew.willoughby@townendcleggagriculture.co.uk)

### COUNCIL TAX 0.00m x 0.00m (0'0" x 0'0")

East Riding of Yorkshire Council. Council Tax Band 'C'

### OFFER PROCEDURE 0.00m x 0.00m (0'0" x 0'0")

If you are interested in this Property and wish to make an Offer, then this should be made to Townend Clegg Agriculture office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

### ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

### FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

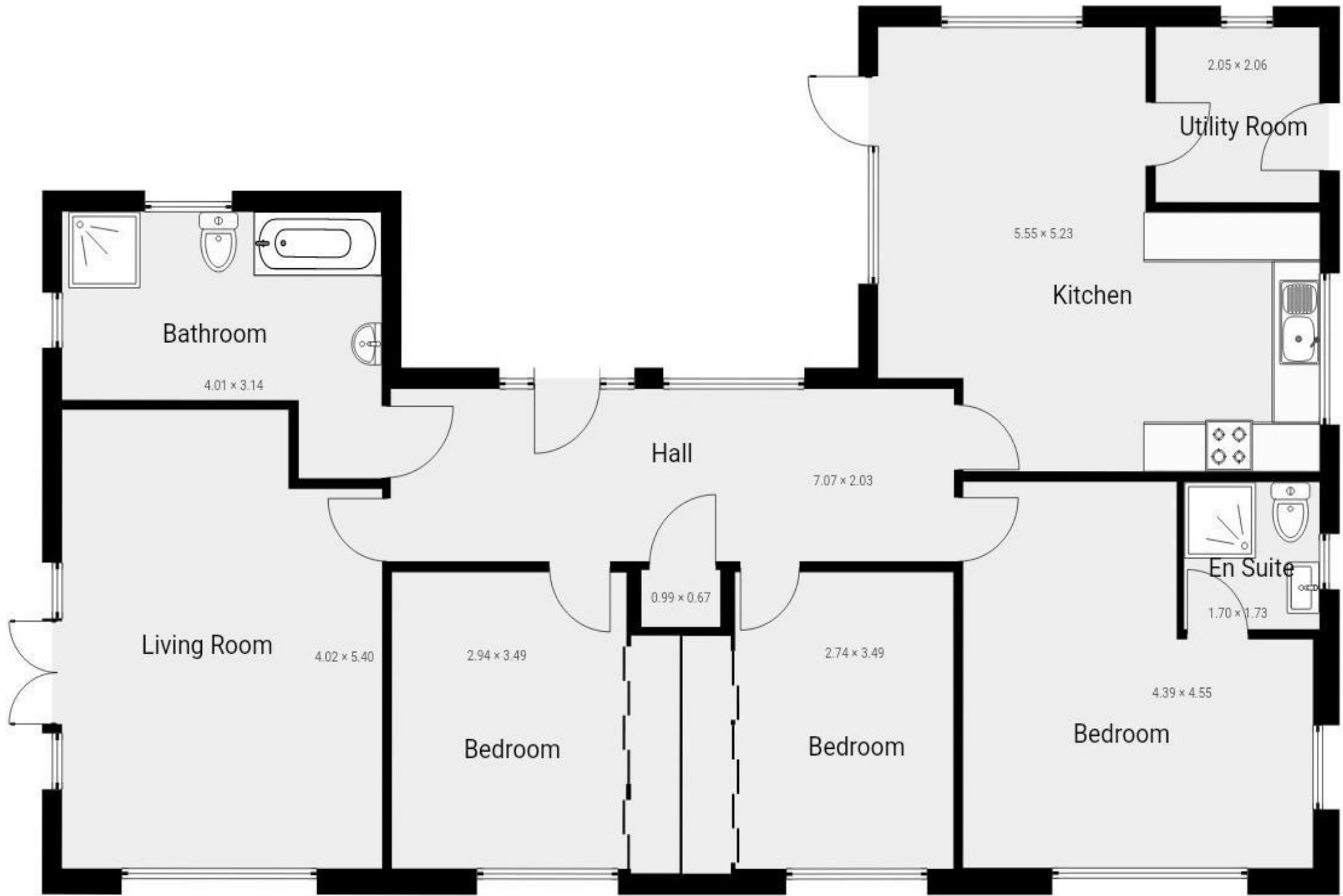
### VIDEO

A video of the property can be found at <https://youtu.be/Y42WltOcVdc>











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

