



FennWright.
Water & Leisure

**Orchid Lakes, Abingdon Road, Dorchester-On-Thames,
Wallingford, OX10 7LP**



Introduction

Orchid Lakes is one of the country's best known commercial carp fisheries with the benefit of a four bedroom owner's detached dwelling, specimen lake, coarse lake and fishery lodge, set within 28 acres (11.3 ha).

Location

Orchid Lakes is located approximately 1 mile from Dorchester-On-Thames, 8 miles from Oxford and 56 miles from London.

The Fishery

The fishery comprises of 2 lakes with a total water area of 19 acres (7.7 ha) and a good sized hard surface secure car park adjacent to the fishery lodge, together with a hard access road around the perimeter of the specimen lake.

Orchid Lake - Extending to 17.7 acres (7.2 ha), a former gravel pit which has matured and has the benefit of 28 swims, underwater topographical features and stocked with a large head of specimen carp between 30lbs and 40lbs plus.

There are two timber lodges with the benefit of two man swims located on Orchid Lake.

Club Lake - Extending to 1.3 acres (0.5 ha). Club Lake is situated to the north of Orchid Lake and has the benefit of 5 pegs for specimen fishing or the equivalent of 40 potential pegs for match and pleasure fishing.

The lake as a maximum dept of around 8ft and has the benefit of an aerator. Stocked with 40+ catfish up to 70lbs and a good number of carp.

Fishery Lodge

The fishery has the benefit of a single storey building of brick and timber construction under a tiled roof located adjacent to Orchid House and the fisherman's car park.

Accommodation includes reception area (potential retail area), small commercial kitchen, showers, toilets, small office and garage. In addition there are steel containers used for equipment storage located in the woodland to the south of Orchid Lake.



Orchid House

The dwelling was constructed in 1997 of red brick under a tiled roof and comprises of a detached dwelling located adjacent to the main access gates. A well proportioned house with the following accommodation: -

Ground Floor

Entrance porch into hallway with access to first floor.
Fully fitted kitchen with access to utility room/downstairs W.C. and doorway to rear patio.
Large sitting/dining room with woodburner.

First Floor

Master bedroom (double) with en-suite shower room with W.C., wash handbasin and storage cupboards.
Hallway with airing cupboard.
Family bathroom with bath, W.C. and wash handbasin.
Bedroom 2 (double).
Bedroom 3 (double).
Bedroom 4 (double).
Attic storage space.

Outside

Orchid House has the benefit of a large patio area with outdoor swimming pool, front garden laid to grass and a large garden to the rear screened from the fishery with a mature laurel hedge. A greenhouse is situated in the garden.

The property has the benefit of a three bay garage of brick construction under a concrete tiled roof with a mechanized roller doors and attic storage space. The garage is located adjacent to Orchid House.

Fish Stocks

Within the fishery lodge is a portfolio of photographs displaying some of the specimen carp which have been caught in recent times. Catch reports have been maintained over the years.

Planning

The fishery lodge has planning permission reference P96/WO656. There is a condition stating that the buildings and storage area should only be used for the purposes of anglers, reception and maintenance area.

The South Oxfordshire Local Plan 2011-2034 Policy ENP11: Development in the countryside and rural areas states that proposals for sustainable economic rural areas will be supported.



The Council will support sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas and which respect the character of the countryside. This will include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

This property has the potential to be developed for holiday accommodation with lodges and house boats.

The Business

The business has been run on a day ticket basis for many years. The business turned over approximately £106,000 for the period 6th April 2021 to 5th April 2022.

Prices

Orchid Lake

24 hours - £25 per person.

Club Lake

£10 per day per angler.

£15 per night per angler.

£20 per 24 hours.

Services

Orchid House is connected to mains water and mains electricity, gas fired central heating and septic tank drainage.

The fishery lodge is connected to mains water, mains electricity and septic tank drainage.

Both buildings have the benefit of CCTV covering Orchid House, the fishery lodge and the car park.

Outgoings

Orchid House Council Tax Band F - 2022/2023 £3,174.88.

Fishery lodge rateable value £967.

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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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.

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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.

Guide Price

Orchid House £1,050,000

Orchid Lakes £950,000

The Whole £2,000,000

Local Authority

South Oxford District Council

135 Eastern Avenue

Milton

Abingdon

Oxfordshire

OX14 4SB

T: 01235 422422

Photographs taken 2021 and 2022

Particulars prepared July 2022

Directions

From the M40 Junction 7 exit on to A329 towards Wallingford. After approximately 8 miles turn left on to the A4074. For 3 miles at Berinsfield roundabout take the third exit on to the A415. After 0.2 miles turn left on to Abingdon Road. Orchid Lakes is located on the left hand side of the road.

Postcode: OX10 7LP

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!



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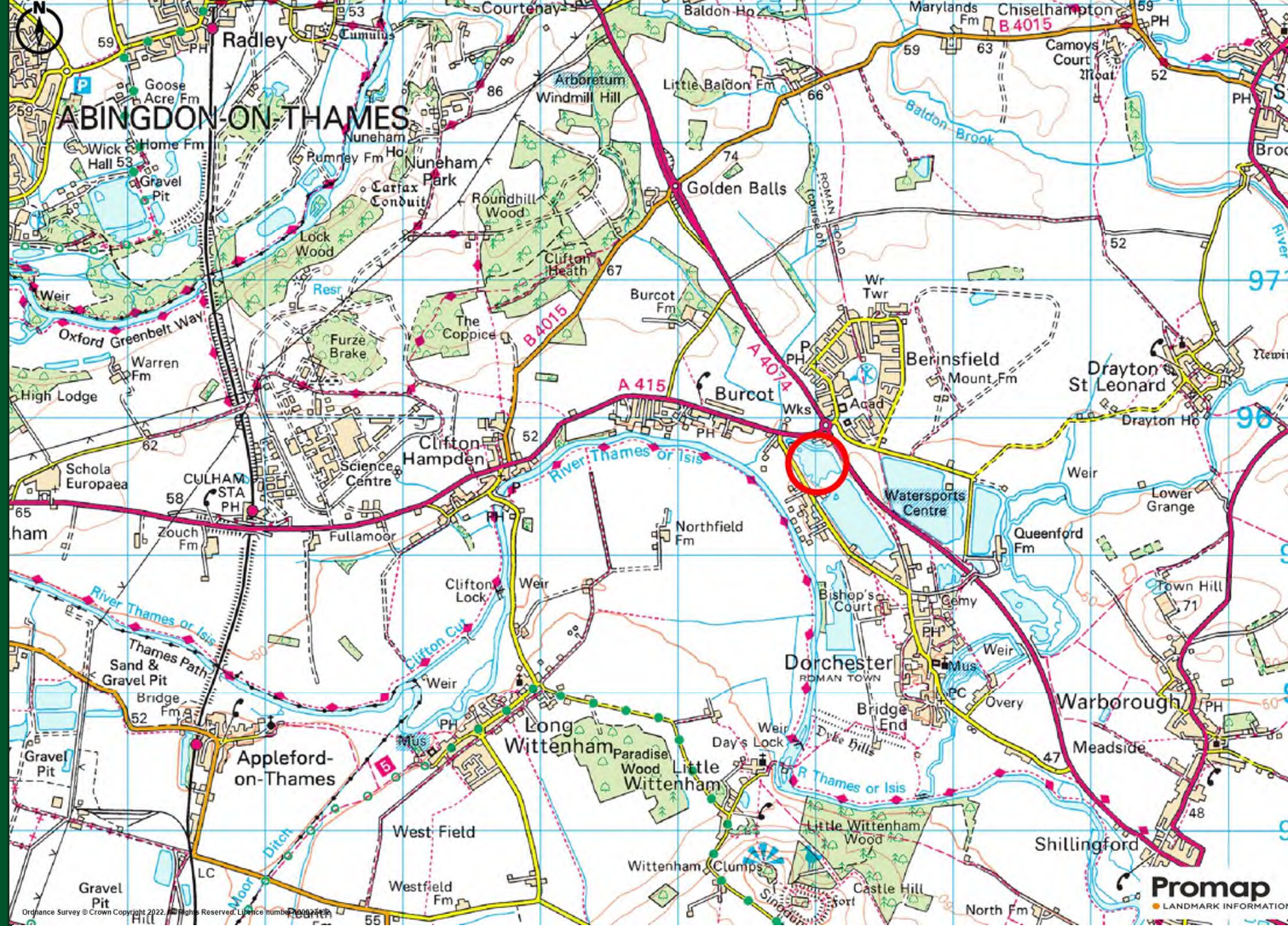
Water & Leisure

Viewing strictly by appointment with the sole agents:

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