



**FennWright**.  
Water & Leisure

Monarch Lakeside Park, Hubberts Bridge, Lincolnshire, PE20 3QT

Established Caravan and Fishery site with development potential



### Introduction

Monarch Lakeside Park is an attractive leisure property comprising of a touring caravan site, 2 well stocked fishing lakes, owners cabin, tackle barn, planning permission for 10 holiday accommodation units set within grounds extending to 4.6 acres (1.9 ha).

### Location

The property is located on the outskirts of the village of Hubberts Bridge approximately 4 miles west of the town of Boston, 12 miles from Coningsby and 40 miles from Newark on Trent.

### Monarch Lakeside Park

The property has been developed by the current owners over the last ten years, originally being a combination of 2 fishing lakes and a 5-CL caravan site, with an associated business for school children requiring special care. Planning permission was granted in July 2023 for 10 holiday lodges. The original buildings used for the previous business have been demolished leaving the site ready for redevelopment.

### Caravan Pitches

The property is accessed off the council road to the south via an secure barrier on the main drive set back from the main road. There are 4 hardstanding pitches with electric hook-ups and a water point.

There is a separate modern shower and toilet block, together with an adjacent separate shower and toilet block for fishermen located adjacent to the tackle barn.

### Tackle Barn

Originally constructed as a training area for the previous business. A large portal frame building extending to approximately 80ft x 46ft of steel construction with a concrete floor, block walls and a profile sheeted roof currently used as a reception area, commercial kitchen, open plan and secure storage. This building has the potential to be divided into either storage lockup or additional holiday accommodation subject to planning.



#### The Fishery

2 man-made lakes which are now mature and heavily stocked with predominantly carp.

#### Hope Lake

Extending to 1 acres (0.4 ha) with a maximum fishing depth of 7ft and 14 pegs. Stocked with predominantly carp up to 30lbs, other species include perch, rudd, barbel, ghost carp and grass carp.

#### Glory Lake

Extending to 0.9 acres (.36 ha) with a maximum fishing depth of 10ft and 9 pegs. Stocked with a large head of double figure carp, with three 30lb+ carp and six more anticipated to reach 30lbs.

#### Owners Cabin

A detached cabin set back from the fishing lakes comprising of open plan kitchen/living room, bedroom 1 ensuite, bedroom 2, bathroom. Extending to approximately 6.6m x 16m including incorporated decking supplied by Premier Cabins.

#### Planning

The property benefits from a planning application reference B/23/0093 proposed demolition of existing buildings and 10 holiday lodges for 12 month occupation.

The original buildings have been demolished and the planning permission now implemented.

B/15/0509—Erection of site manager's bungalow (log cabin) dated 24th February 2016

B/12/0056—Construction of 2<sup>no.</sup> fishing lakes and associated site works to be used and managed in association with the existing training facility and open to members of the public dated 23rd May 2012.

#### Business

Monarch Lakes derives income from touring caravan pitches and campers, and syndicate fishing income. Turnover for year ending 31st May 2023 was £34,360. Further financial information is available after viewing.

#### Website

Facebook: Monarch Lakeside Park and Monarch Lakes

#### Services

Mains water, electricity (3-phase), private treatment plant serving owners cabin and a septic tank connected to Tackle Barn. CCTV.



## Agents' Notes

### Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

### 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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## Energy Performance

Monarch Lodge

EPC rating - A

Tackle Barn

EPC rating - C

## Council Tax

Council tax band A

Rates payable 2024/2025 - £1,431

## Business Rates

Rateable value 2023: £12,500

Rates payable: £150

## Local Authority

Boston Borough Council

## Guide Price

Offers in excess of £650,000

## Directions

Viewing strictly by appointment only. The postcode for the property is PE20 3QT.

## **\*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!**



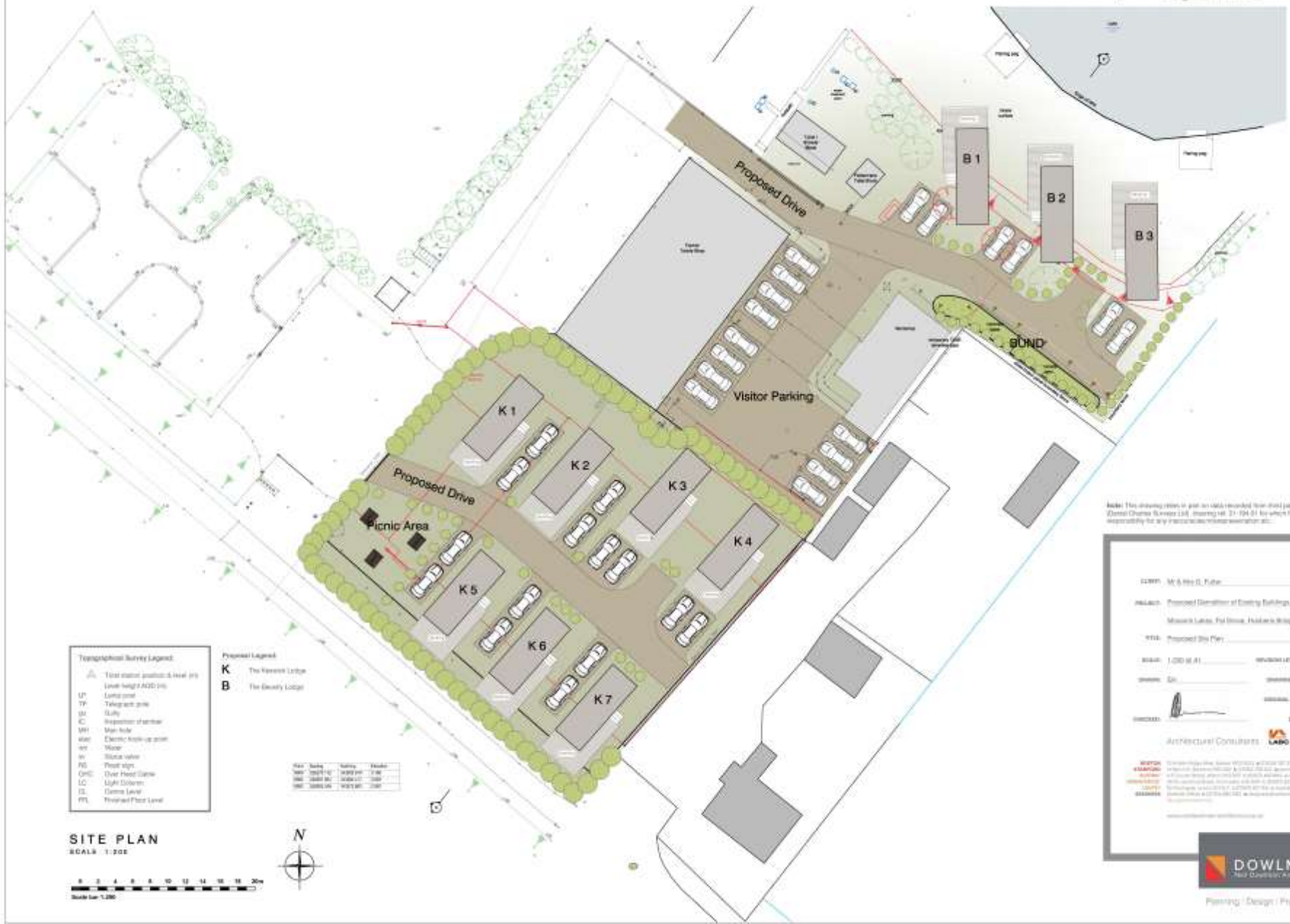


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REVISION	DESCRIPTION	MADE BY	DATE
1	Drawing revised to show comments	CH	27/01/20
2	Drawing revised to show comments	CH	28/01/20



**Topographical Survey Legend**

- ▲ Total station position & level pins
- ▲ Level height AGD (m)
- UT Level point
- TF Taping end point
- SR Gully
- IC Inspection chamber
- MH Man hole
- WSP Electric high-voltage point
- WV Water
- WV Storm water
- PS Post sign
- CHC Over head Cable
- LC Light Column
- DL Centre Line
- PH Proposed Floor Level

**Proposed Legend**

- K** The Keweenaw Lodge
- B** The Beverly Lodge

Area	Scale	Survey	Height
100	1:200	1:200	1:200
100	1:200	1:200	1:200
100	1:200	1:200	1:200

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**CLIENT:** M & M's G. Public

**PROJECT:** Proposed Generation of Existing Buildings, Proposed Lane, Parks & Landscaping of Mowbray Lodge, For Drive, Hadden's Wharf, Wharfedale, Local P020 020

**DATE:** Proposed Site Plan

**SCALE:** 1:200 (A1)

**DESIGNER:** CH

**DATE:** 27/01/20

**PROJECT NO.:** 2019/001

**DATE:** 27

**DATE:** 27/01/20

**Architectural Consultants:** LABO, [Logos]

**REVISIONS:**

- 1. Proposed Site Plan
- 2. Proposed Site Plan
- 3. Proposed Site Plan
- 4. Proposed Site Plan
- 5. Proposed Site Plan
- 6. Proposed Site Plan
- 7. Proposed Site Plan
- 8. Proposed Site Plan
- 9. Proposed Site Plan
- 10. Proposed Site Plan
- 11. Proposed Site Plan
- 12. Proposed Site Plan
- 13. Proposed Site Plan
- 14. Proposed Site Plan
- 15. Proposed Site Plan
- 16. Proposed Site Plan
- 17. Proposed Site Plan
- 18. Proposed Site Plan
- 19. Proposed Site Plan
- 20. Proposed Site Plan

**SITE PLAN**

SCALE: 1:200





Monach Lakes

Ponds

Kirtan Middle Fen

Wilson's Farm

FAR DROVE

Drain

Drain

Drain

Drain







Viewing strictly by appointment  
with the sole agents:

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