



**FennWright**  
Water & Leisure

**The Pines, Lenwade, Norfolk**

One of Norfolk's top specimen carp fisheries



### Introduction

Probably one of the best syndicated carp venues in Norfolk with good access to the A1270 near Lenwade. Extending in total to approximately 15.4 acres (6.23 ha).

### The Pines

The fishery has been developed from former gravel pits over the last 60 years. Originally owned by Norwich Union Life Insurance Society, the current owners purchased the property in 2008 and have subsequently invested significantly in its restoration. Originally two lakes, now one lake but could be subdivided again in the future if required.

The management emphasis has been geared towards creating an exclusive, top quality syndicated fishery without bowing to commercial pressures.

The fishery is widely known within the carp fishing fraternity for the quality of its fish.

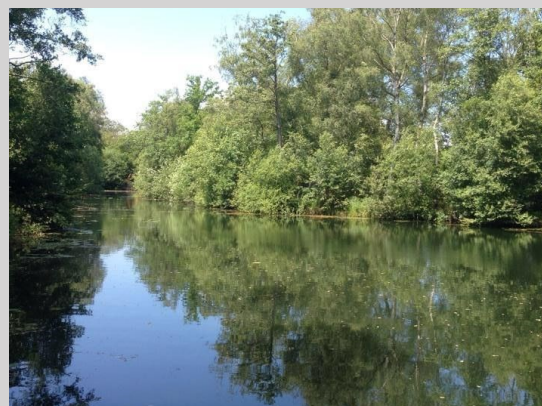
The lake extends to approximately 10.3 acres (4.16 ha) with an average depth of 5ft. Originally dug out in the 1940s, it is known to have underwater features. The lake is well landscaped with mature broadleaf trees but has the benefit of a good access path around the lake to 25 swims. There is also a large gravel surface car park with the benefit of parking for approximately 20 vehicles near the access gate.

To the north of the lake is an established stock pond extending to approximately 0.45 acres (0.18 ha) used for the rearing of replacement fish.

### The Business

Currently the owner issues approximately 110 annual syndicate tickets together with a number of winter tickets. There is a waiting list of over 100 anglers.

The estimated revenue for the fishery in 2024 will be in excess of £50,000.



#### Prices

The syndicate runs from the 1<sup>st</sup> April 2024 and current annual tickets cost £550.

#### Services

The fishery does not have the benefit of any mains services.

#### Fish Stocks

The fishery is renowned for the quality of its fish stocks, which consequently tends to attract experienced/seasoned anglers.

There is estimated to be a current carp stock in excess of 500. The largest known fish is a mirror carp at 45lbs. There are a number of carp above 40lbs and a significant proportion of carp in excess of 30lbs.

In addition the lake is known for its good quality tench 14lbs, pike 26lbs, roach and rudd.

#### Otter Fencing

The whole site is protected by an otter fence with the exception of the southern boundary. The vendor will erect a 5ft otter fence within 3 months of completion, which will effectively subdivide The Pines from Layfield Lakes.

#### Local Authority

Broadland District Council  
The Horizon Centre  
Broadland Business Park  
Peachman Way  
Norwich  
Norfolk NR7 0WF  
Telephone: 01603 431133

Particulars prepared: May 2024

#### Guide Price

£750,000

#### Directions

Lenwade is approximately 11 miles west of Norwich on the A1270. Approximately 0.1 mile before the Bridge Inn turn right into Porters Lane. Following for approximately 0.4 miles, turn right into the fishery just before crossing over the River Wensum.

Post Code: NR9 5LR

## 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 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.

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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.

### **\*Safety Note\***

**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.**

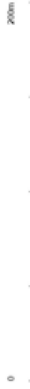
**Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!**



SCALE: 1:2500 @ A3  
DATE: 22/03/2024

MAP FILENAME: FA686 - The Pines, Lenwade, Norfolk, NR9 5LR.dmpd

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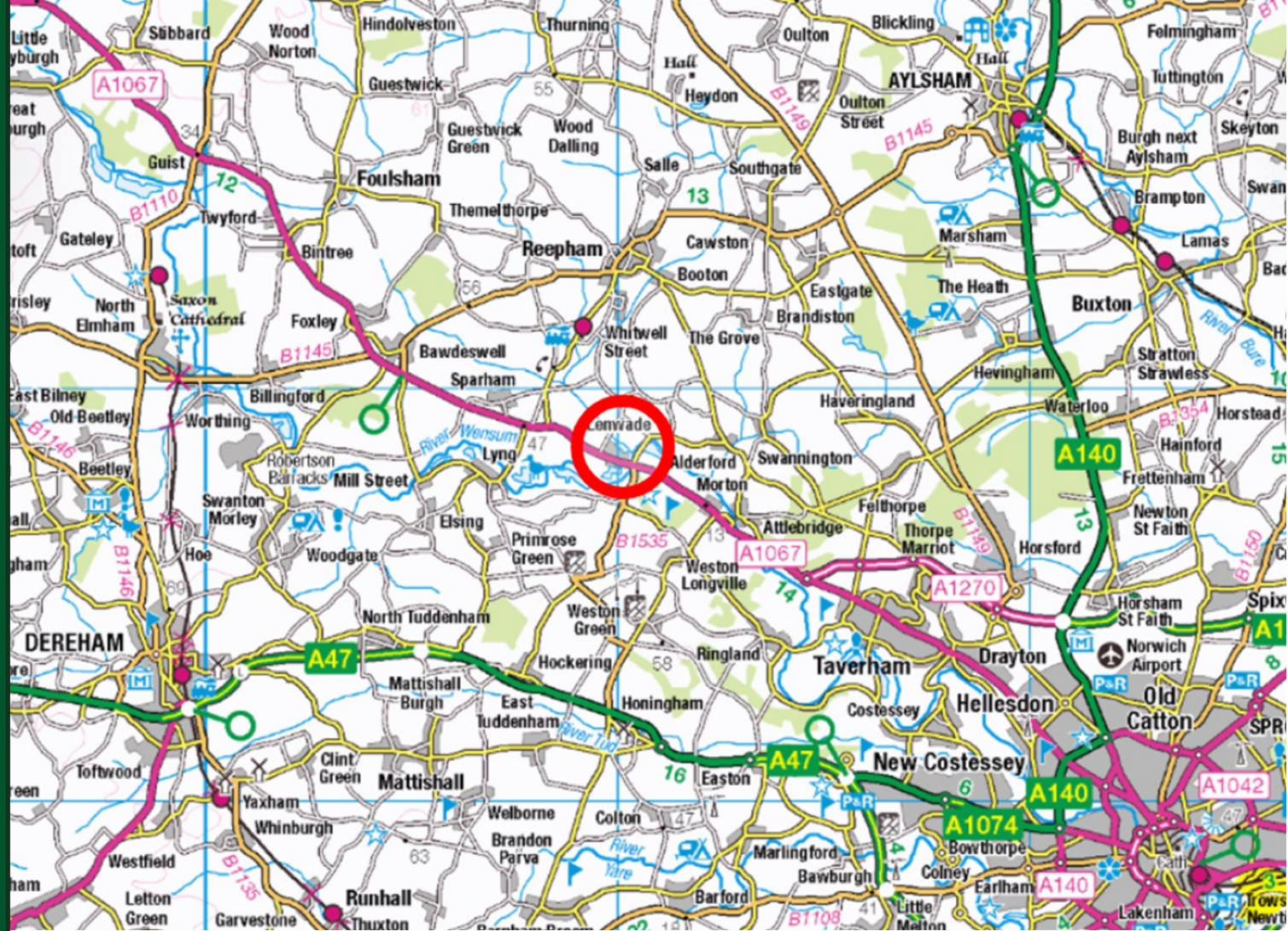
Water & Leisure

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