



**FennWright**  
Water & Leisure

## Rossways Lakes & Lodges, Boston, Lincolnshire

Established lifestyle property with holiday accommodation and coarse fishing





### Introduction

Rossways Lake and Lodges is an attractive well located lifestyle property. Situated on the edge of Boston, the site comprises 3/4 bedroom owner's accommodation, 4 mobile home style cabins, a coarse fishing lake and various outbuildings, set within a site extending to 2.5 acres.

### Location

Situated less than 1 mile from the centre of the historic town of Boston, Rossways is an ideal base for exploring the Fens. The seaside towns of Skegness and Hunstanton and the Royal Estate of Sandringham are all within an hour's drive.

### Outside

From the main road the property is accessed via a gravel drive to the front of the owner's residence. The lake and lodges are accessed via a locked gate to the side of the property where further parking is provided. The grounds are mainly laid to lawn with a small established orchard in front of the lodges.

### Owner's Accommodation

The owner's residence is a spacious three/quarter bedroom dormer bungalow with a large private drive accessed directly off London Road, providing ample parking for guests of the lodges. The accommodation briefly comprises:

### Ground Floor

Entrance Hall with stairs to first floor	
Living/dining room	26'6 max x 13' max
Second Sitting room	13'8 x 8'10
Garden room	21'2 x 8'
Kitchen with range of fitted units	19' x 9'
Utility room & cloakroom	
Bedroom One	13'10'11 (plus bay)
Bedroom Two	10' x 9'
Bathroom and separate WC	





## First Floor

Bedroom Three (rear)  
Bedroom Four (front)

14'2 x 10'4  
15'2 max x 13'11 max

## The Fishery

The large lake was dug out around 80 years ago with the clay being used to manufacture bricks. The average depth is believed to be 8ft and the water supply is via the water table. It is approx.  $\frac{3}{4}$  of an acre and stocked with a variety of coarse fish including carp to 22lb, tench to 5lbs and bream to 6lbs. The smaller pond is stocked with various small coarse and silver fish.

## The Lodges

In 2007 planning permission was obtained to change the static caravans on site to four log cabin style units. These are situated facing the orchard and are of similar design offering accommodation comprising 2 bedrooms, bathroom, fitted kitchen and living room. The units are double glazed and have central heating.

The cabins have a holiday occupancy condition restricting them to being let only from 1st March to 30th October in any one year.

## Outbuildings

There is a single brick built garage with a workshop and lean-to storage.

The second building is of brick and timber construction. This building was fitted out with male and female shower and toilets and a café. The building is now used as a workshop and storage.

## Income & Expenditure

Rossways currently offers self catering stays between 3 and 7 nights across the four lodges. The fishing is for guests, with additional day tickets via pre-booking only. Income figures available upon request.

## Services

Owner's Residence – mains water, electricity, drainage and gas.  
Cabins – mains water, electricity, drainage and propane gas heating.

## Energy Performance

EPC - D

## Rates

Council Tax payable on owner's residence 2024/25 – Band D - rates payable - £2,145.46

## Business Rates

Rateable value - £5,400

The property currently qualifies for 100% small business rate relief



## 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 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.

### Viewing

Viewing is strictly through appointment with Fenn Wright.

### Important Notice

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No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

### Business Rates

Rates payable: £Nil

The property currently benefits from 100% small business rate relief

### Local Authority

Boston Borough Council

### Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is PE21 7HG.

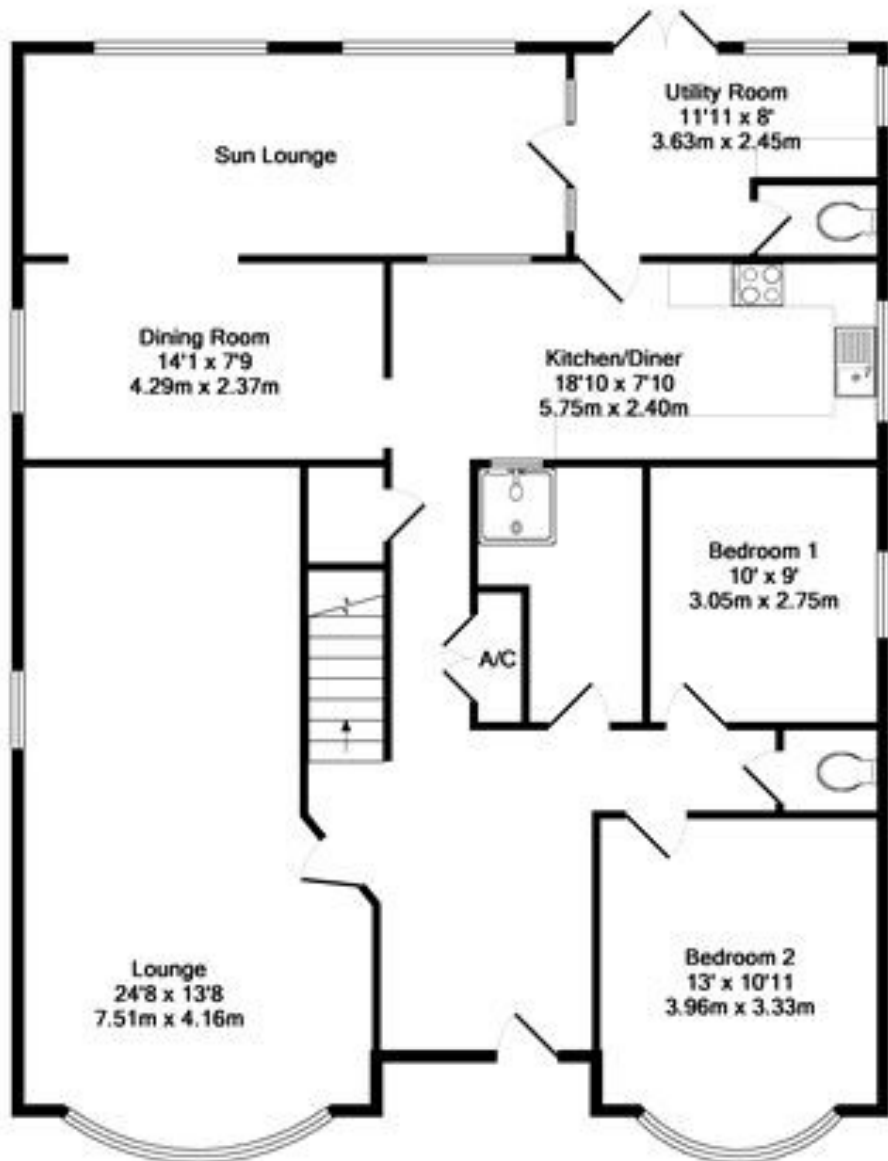
### **\*Safety Note to Buyers\***

**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!**





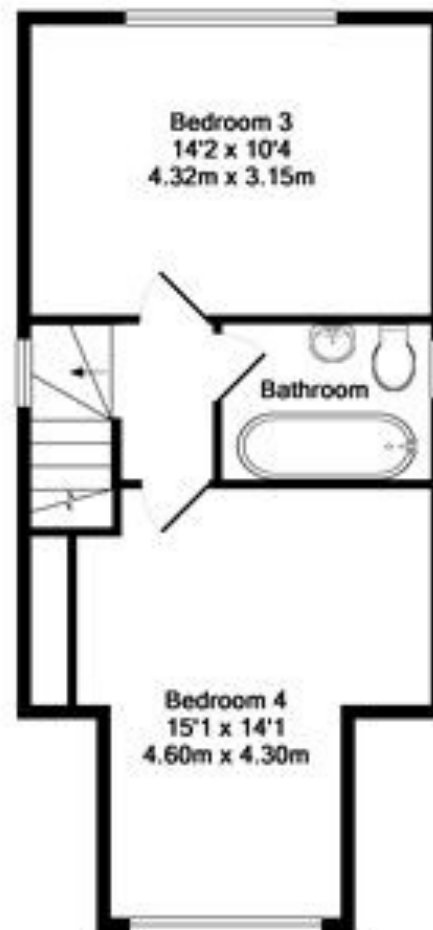




Ground Floor  
 Approx. Floor  
 Area 1337 Sq.Ft.  
 (124.2 Sq.M.)

Total Approx. Floor Area 3017 Sq.Ft. (280.3 Sq.M.)

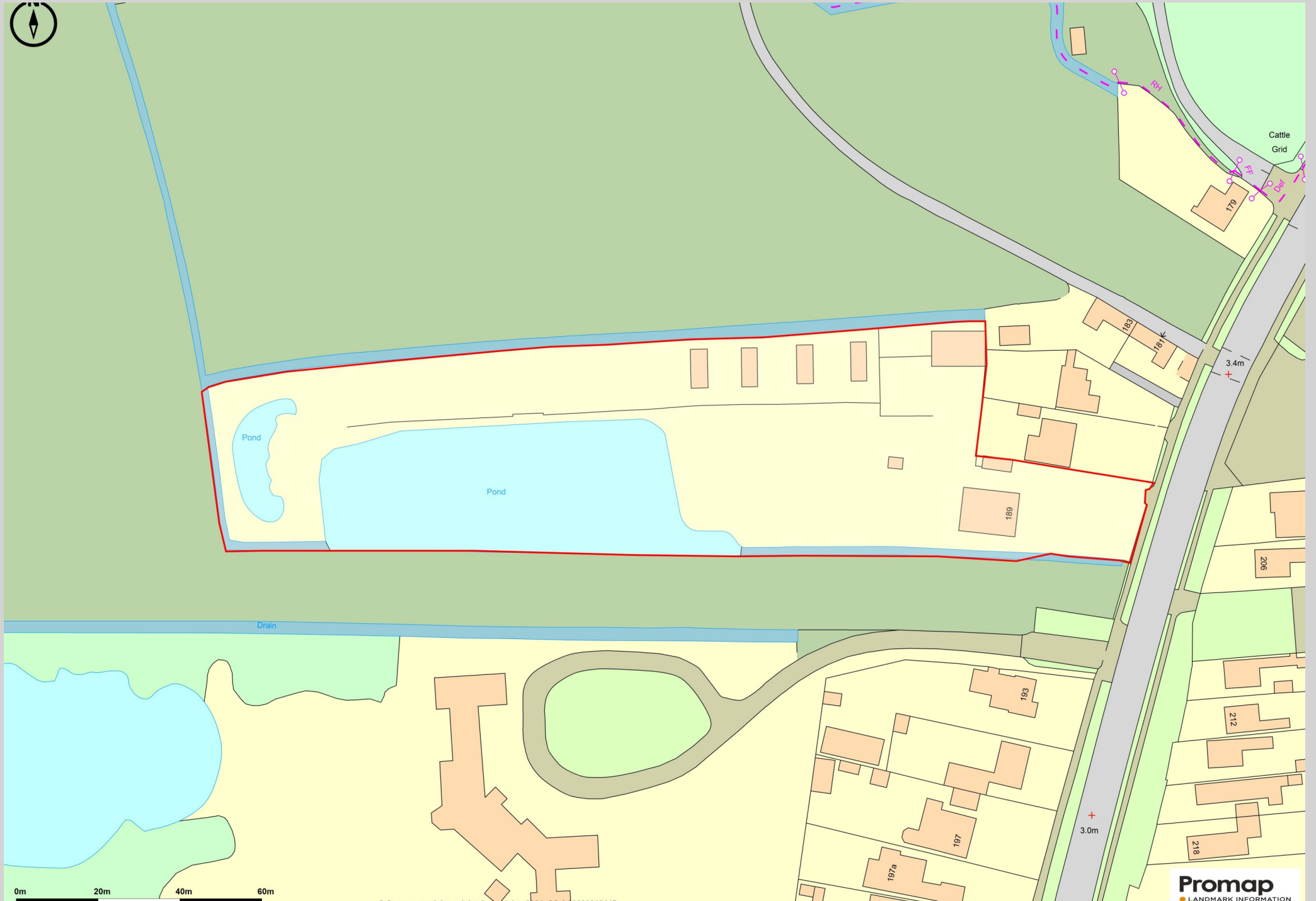
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 Made with MyPlan 10/12



1st Floor  
 Approx. Floor  
 Area 398 Sq.Ft.  
 (37.0 Sq.M.)









# FennWright

Water & Leisure

Viewing strictly by appointment  
with the sole agents:

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