

FOR SALE

An established coarse fishing complex in South Yorkshire
Swanlands Lakes, Thorne, Doncaster

AVAILABLE AREA

Site Area of 13.6 acres (5.2 ha)

IN BRIEF

- » Established coarse fishing complex in an edge of village location
- » Three well stocked coarse fishing lakes
- » Tackle shop with potential for online sales
- » Three bedroom recently renovated cottage.
- » Site extending to 13.2 acres

LOCATION

The property is located to the south of the village of Thorne and to the north of Doncaster in South Yorkshire (Doncaster approximately 12 miles south, Leeds 35 miles north west).

SWANLANDS LAKES

The lakes were dug as purpose built coarse fishing pools during the 1990s. The fishery has matured into an attractive and popular day ticket fishery.

Cherry Lake - Extending to approximately 1.3 acres (0.5 ha) with a maximum depth of 7ft, a circular shaped lake with a central island. The 25 pegs all slope down and are all well spaced with mature planting between. All are easily accessible with parking close by or behind the pegs. Cherry Lake is well stocked with a variety of coarse species, with carp to excess 30lbs. It also has a large stock of tench and F1's together with other species including , bream, roach, barbel and perch.

Chestnut Lake - Extending to approximately 1.6 acres (0.67 ha) with a maximum depth of 4.5ft and 45 pegs. Chestnut is horseshoe in shape and is the larger of the two lakes, with good spacing between the pegs. Chestnut Lake is stocks of carp up to 19lb, together with F1s, bream, ide, tench, roach and perch.

The lake water supply is primarily through the water table for Cherry Lake and the newly fitted bore hole for the topping up of both Chestnut and canal lake. Both lakes have the benefit of recently installed diffuser type bubble aeration systems. The lakes have the benefit of being well screened with a mixture of hard wood and conifer trees providing a sheltered and attractive fishing location. There are multiple car parks providing ample space for visiting anglers.

Canal Lake

A new, purpose built match lake extending to approximately 0.4 acres with 18 pegs has been recently dug by the vendors. Well stocked with a high density of mixed coarse fish species.





SWANLANDS COTTAGE

A detached 3 bedroom cottage of brick construction under a pitched, tiled roof. The cottage has been refurbished throughout and the eastern elevation extended on the ground and first floor, providing an additional double bedroom and reception/porch.

The accommodation briefly comprises:

Ground Floor - Side entrance porch, reception hall, utility room, cloakroom, open plan kitchen and dining room and lounge.

First Floor - Three bedrooms and family bathroom.

Outside

To the east of the cottage is a patio garden which includes a detached block built store room and shed. Detached garage and ample parking to the front of the cottage. There is CCTV at the front and rear of the dwelling.

Adjacent to the main car park is a facilities building with kitchen facilities, storage shed and a separate angler's toilet block. In addition is a 6 berth static caravan together with a large poly tunnel.

TACKLE SHOP

Extending to approx. 7m x 3m offering an extensive range of bait and terminal tackle. The shop has also previously operated with online sales.

PLANNING

Ref. No—20/02582/FUL - granted December 2020 - Operational works to create a third fishing lake with ancillary parking.

Ref. No - 19/00216/FUL - granted in 2019 - Erection of first and ground floor extension.

INCOME & EXPENSITURE

The current income is derived from match fees, day ticket sales and shop sales, income figures available upon request. Profit and loss accounts available after viewing.

SERVICES

The cottage has the benefit of mains electricity and mains water. Drainage to a private treatment plant.

RATES

Council Tax Band D £2,325.57 payable (2026/27).

Business Rates Payable - £Nil

ENERGY PERFORMANCE

Cottage —EPC rating D

WEBSITE

swanlands.co.uk

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 any 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 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 Regulations

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

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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LOCAL AUTHORITY

Doncaster Metropolitan Borough Council

DIRECTIONS

Available from the agent prior to viewing. Strictly by appointment only.

Postcode: DN8 5QP

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!





THE ANGLING SHOP

theanglingshop

CHERRY	CHESTNUT	CANAL
OPEN	10am - 4pm	10am - 4pm
1st	2nd	3rd

Swanlands
FISHING CANALS

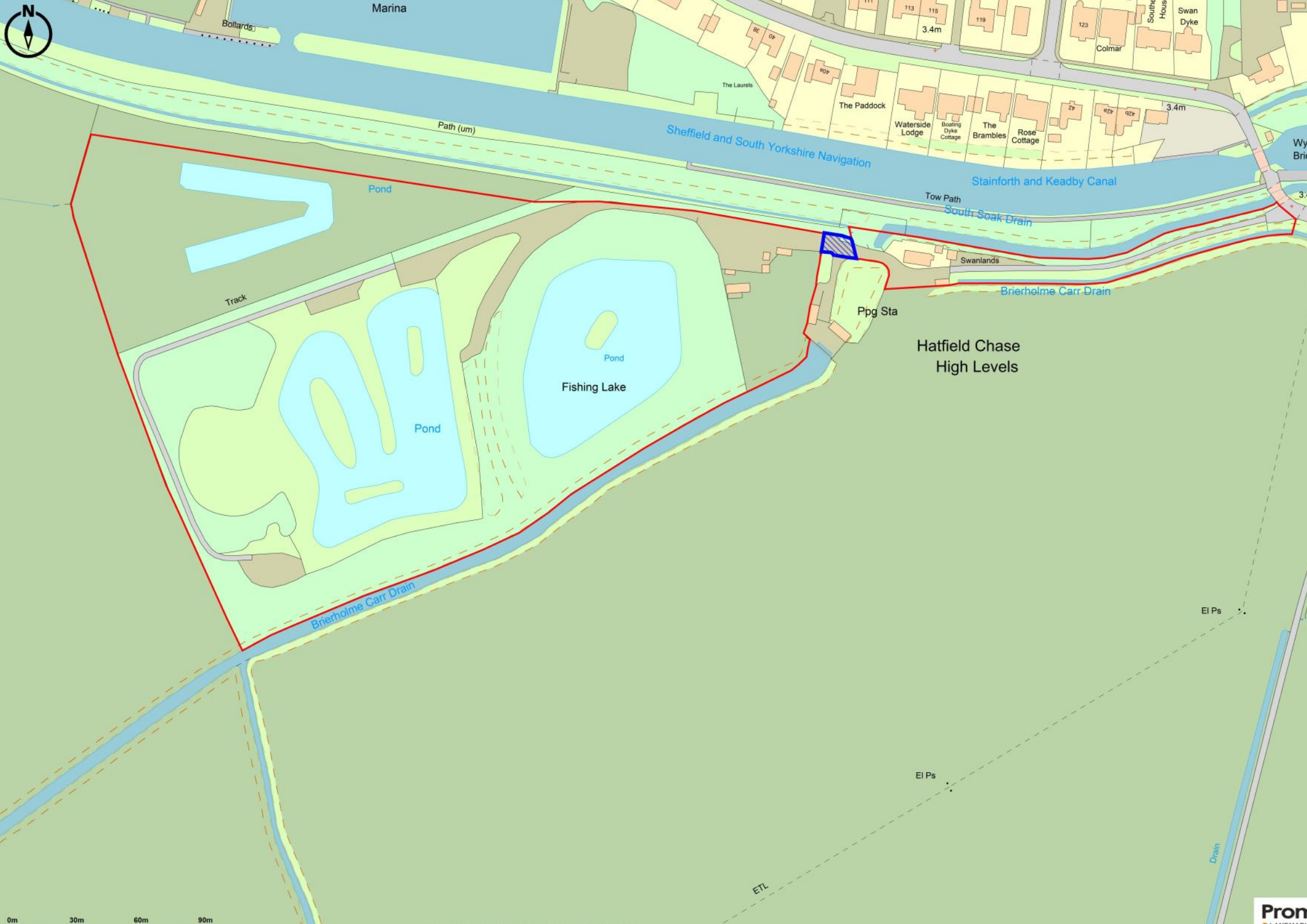


Map showing the location of the fishing canals.

SANDWICH
SHED

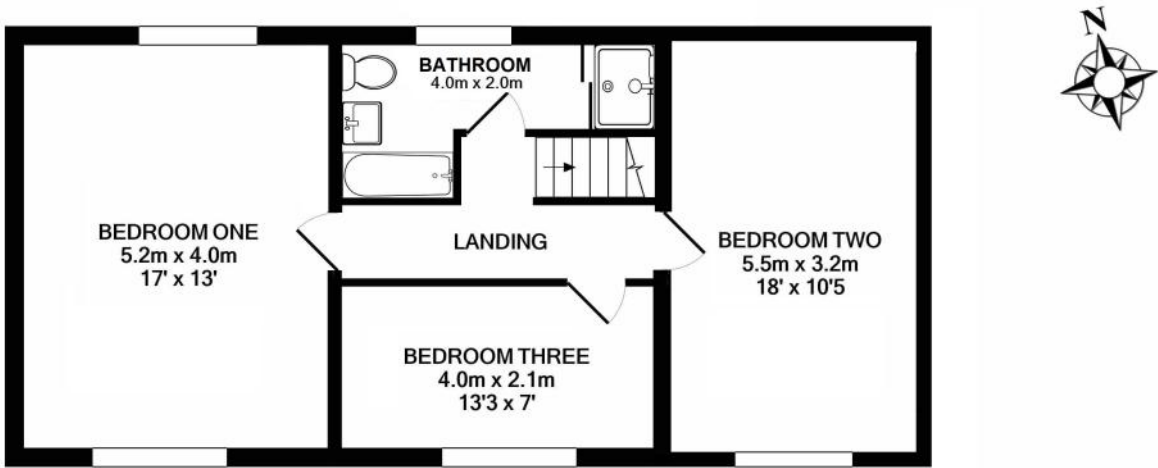
1st



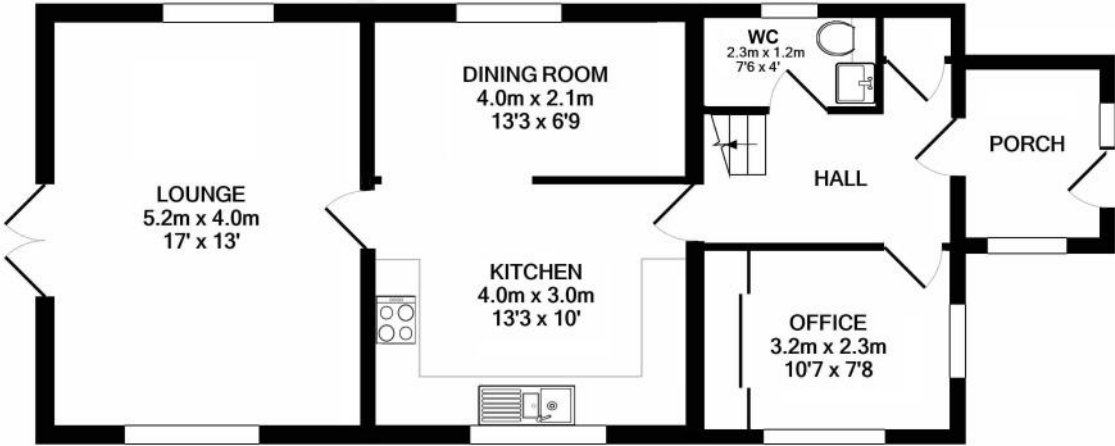




Floor Plan



1ST FLOOR



GROUND FLOOR





VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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RICS

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