



Witton Lane, Land At Witton Lane - NR13 5DL

**STARKINGS
& WATSON**

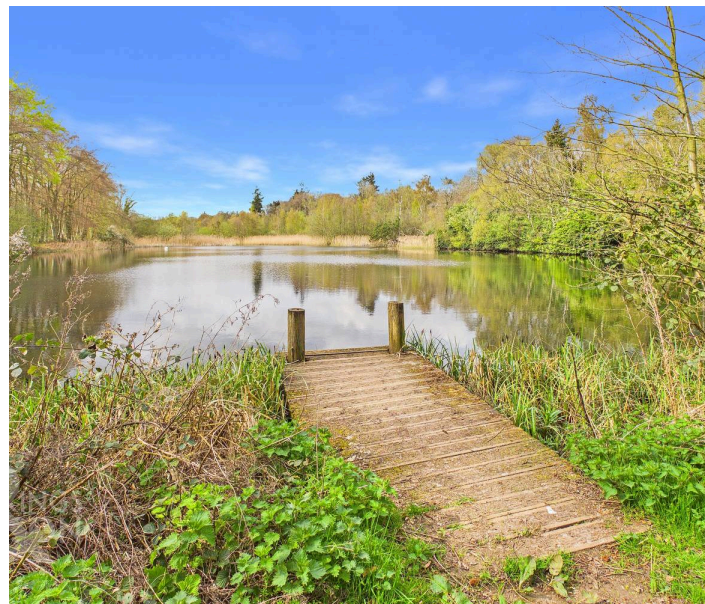
HYBRID ESTATE AGENTS



Land At Witton Lane, Witton Lane

Land At Witton Lane, Norwich

A RARE OPPORTUNITY to acquire an established FISHING LAKES COMPLEX set on the fringes of Norwich, offering a MAGICAL SETTING surrounded by unspoilt countryside. This unique property extends to APPROXIMATELY 37.91 ACRES (subject to measured survey), encompassing TWO WELL-STOCKED FISHING LAKES, mature MIXED WOODLAND, and open spaces for PARKING. The site enjoys EASY ACCESS to both the A47 and Broadland Northway, making it highly accessible yet wonderfully secluded. The two lakes comprise a dedicated CARP-ORIENTATED LAKE, ideal for specimen anglers, and a MIXED COURSE FISHING LAKE suitable for all abilities, creating a versatile destination for both leisure and commercial pursuits. Approached via a PRIVATE GATED ENTRANCE, the property features TWO DESIGNATED CAR PARKING AREAS, one accessed from a shared access via SHACK LANE, ensuring ample space for visitors and staff. COMMERCIAL PLANNING PERMISSION was obtained in 2010, presenting significant DEVELOPMENT OPPORTUNITIES for a range of leisure uses

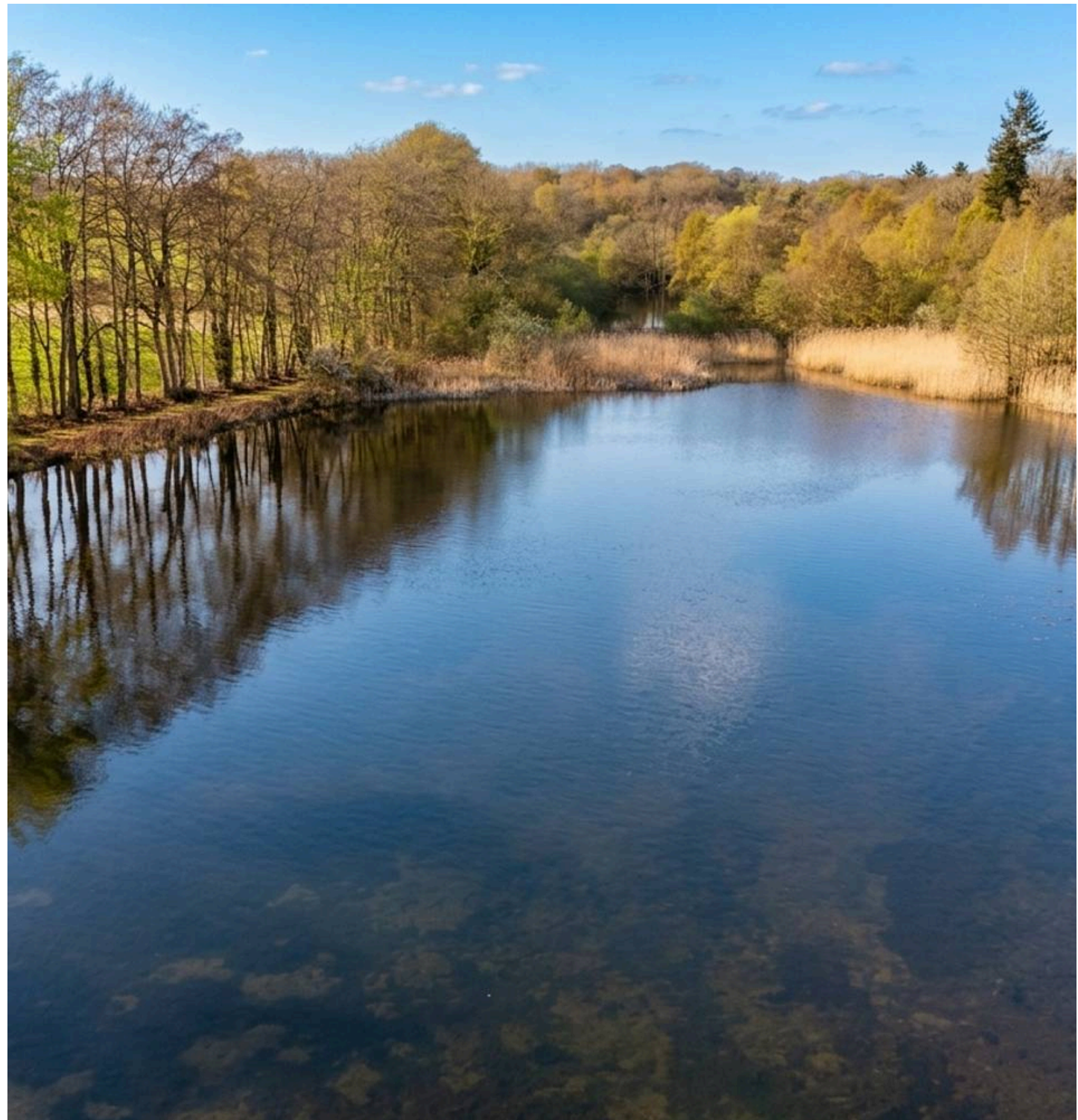


(subject to planning), such as holiday lodges, glamping pods, or angling-related enterprises. This is an exceptional proposition for those seeking a lifestyle change or wishing to expand an existing leisure business, with the added benefit of established visitor appeal and a tranquil, natural environment.

Tenure: Freehold

- Established Fishing Likes on the Fringes of Norwich
- Magical Setting Surrounded by Countryside
- Easy Access to A47 & Broadland Northway
- Approx. 37.91 Acres (stms) including the Lakes & Woodland
- Two Fishing Likes Featuring a Carp Orientated Lake & Mixed Course Fishing
- Private Gated Entrance with Two Car Parking Areas
- Commercial Planning Permission Obtained in 2010
- Development Opportunities for Leisure Uses (stp)

The semi-rural village of Witton is located between Postwick and Brundall. Postwick offers excellent access via the new Postwick Hub, onto the A11 and Broadland Northway (NDR). The neighbouring villages of Rackheath and Brundall offer a wider range of amenities including shops and Public Houses, along with great transport via Bus and Rail.



SETTING THE SCENE

A timber five bar gate opens to a private driveway, leading past vast woodland, where a parking area can be found. Lockable gates lead to the lakes and swims.

THE GRAND TOUR

The Carp Lake has been carefully stocked over the years with specimens originally up to 16lb, many of which have now matured well into the twenties. The lake also offers an excellent head of Tench, naturally present for decades, with their true potential still something of a mystery. Anglers can expect a strong stock of fish in the 8lb-12lb range, making double-figure catches a regular possibility.

The Mixed Course Lake provides a varied and exciting fishing experience, stocked with Roach, Rudd, Bream, Tench, Gudgeon and several large Carp. In addition, the lake benefits from an established natural stock, including impressive Pike well into double figures, with some catches in recent seasons recorded at just under 20lb. Perch are also present, along with the intrigue of what else this historic estate lake may still hold beneath the surface.

The lakes continue to evolve, offering a fantastic opportunity for anglers of all levels to enjoy quality fishing in a picturesque and well-managed setting. Equally, the walks throughout the site are truly magical, with an evolving tree-scape and an abundance of wildlife.

FIND US

Postcode : NR13 5DL

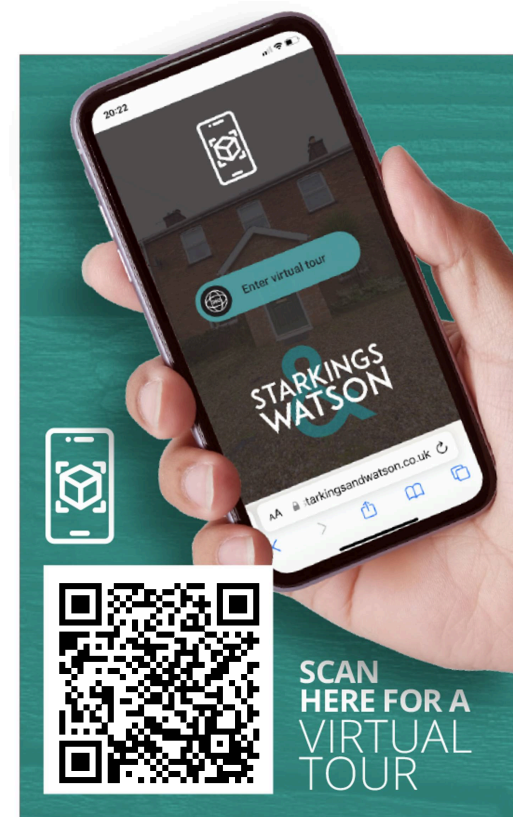
What3Words : ///explorer.lonely.blackouts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The neighbouring farmer has the right to extract water for crop irrigation during the summer months. This is metered and an appropriate amount paid to the water authority. The sellers are seeking to retain between 4-5 acres fronting Witton Lane, subject to negotiations.

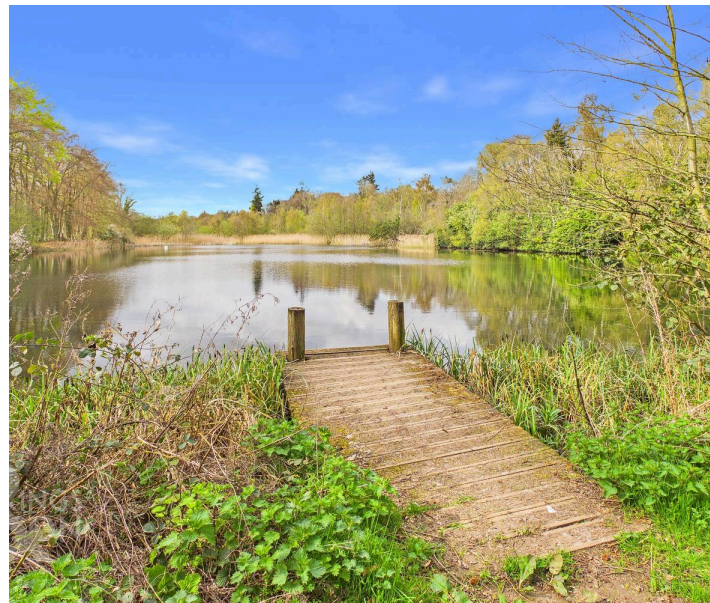






THE GREAT OUTDOORS

The property enjoys a secluded woodland setting with two lakes as the centrepiece. Walking around the site, an abundance of wildlife can be enjoyed, along with field views beyond.





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.