



FOR SALE

Caravan & Campsite, Coarse Fishery and Dwelling

Field Farm Fisheries & Campsite, Wrentham, Suffolk

AVAILABLE AREA

6 coarse fishing pools

40 pitch campsite

3 bedroom cottage

Site Area of 16.9 acres (6.8 Ha)

IN BRIEF

- » A popular and profitable mixed use leisure complex
- » Established coarse fishery with 6 pools
- » 40 pitch touring caravan and campsite with caravan storage
- » Storage barns, tackle shop, machinery store
- » 3 bedroom detached cottage
- » Site extending to 16.9 acres (6.8 Ha)

LOCATION

The site is situated less than 1 mile from the Suffolk village of Wrentham, with good road links along the A12 and less than 5 miles from the coastal hotspot of Southwold. The village offers a number of shops, a doctor's surgery, public houses and the very popular Covehithe beach. Field Farm is perfectly positioned for exploring the Suffolk coast, with a number of local tourist attractions including Africa Alive, Benacre National Nature Reserve and Henham Park.

FIELD FARM FISHERIES

Field Farm is a popular coarse fishery with 6 well stocked pools with a total water area of approximately 2 acres. The lakes are groundwater fed and well stocked with mixed coarse fish species offering a variety of size and species for visiting anglers.

Each pool benefits from a diffuser style aerator with good quality swims and well maintained banks and margins. The pools are otter fenced, with a fence running up to the southern and eastern boundaries. The fishery comprises the following:

House Pond - extending to approximately 0.5 acres with 16 pegs.

Three Islands Pond - extending to approximately 0.35 acres with 17 pegs.

Deep Pond - extending to approximately 0.35 acres with 14 pegs.

Hedge Pond - extending to approximately 0.3 acres with 5 pegs.

Lime Tree Pond - extending to approximately 0.3 acres with 16 pegs.

Rookery Pond - extending to approximately 0.2 acres with 12 pegs.





MARSH COTTAGE

Approached via the main drive with separate parking, a detached three bedroom dwelling set back from the main road in an elevated position overlooking House Lake.

A single storey extension was added in 2020 to provide the garden room together with a large entrance and boot room completed in 2025. The extension provides light into the ground floor via the south facing patio doors and Velux window. The cottage has an enclosed front and rear garden, with a twin bay carport together with a timber tractor store and storage container.

TACKLE SHOP & STORAGE BARN

Situated between the main car park and dwelling is a large timber framed storage barn extending to approx. 15m x 16m partially used as a machinery store.

The southern elevation is currently operated as a tackle shop selling predominantly terminal tackle and bait.

CAMPING & CARAVAN SITE

The campsite comprises 5 electric touring caravan pitches with a maximum of 15 touring caravan or motorhome pitches on site. The total number of touring/holiday tents/caravans or mobile homes on site at any one time is up to a maximum of 40. The grass field at the bottom end gently slopes towards the lakes and is on light, relatively well-draining land.

The camping facilities include a chemical disposal point, together with toilet and shower block. In addition, situated in the north east corner is a single glamping pod surrounded by an additional camping area. There is an area of hardstanding close with a locked gated entrance providing a caravan storage facility for approximately 30 units.

INCOME & EXPENDITURE

The income is generated from a combination of camping, touring caravans, caravan storage and day ticket sales. Bookings are received directly and via third party platforms including Pitchup and campsites.com. Profit and loss accounts are available to interested parties after viewing.

SERVICES

The property is connected to mains electricity and mains water. Drainage for the dwelling is to a septic tank, with a separate three tank system serving the dwelling and camp site. The dwelling has oil fired central heating.

MACHINERY & EQUIPMENT

The sale includes a substantial amount of machinery and equipment including John Deere compact Tractor 3520 with two mowers , 1.5 tonne digger, Polaris Ranger, Case Tractor, together with various tools, pumps, generators and aerators. A full list is available from the agent.

WEBSITE

fieldfarmfisheries.com

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 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. There is a public footpath at the western end of the site.

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

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.

LOCAL AUTHORITY

East Suffolk District Council

RATES

Council Tax Band - Band C

Rates Payable 2026/27- £2,018.4

Rateable value - £3,525

Rates Payable - £Nil

ENERGY PERFORMANCE

Marsh Cottage - EPC E

DIRECTIONS

Available from the agent prior to viewing. Postcode: NR34 7HP





Track

Track

Pond

Pond

Ponds

Field Farm Fisheries (Fishing Lake)

Pond

Marsh Cottage

Camp Site

CS

0m 30m 60m 90m

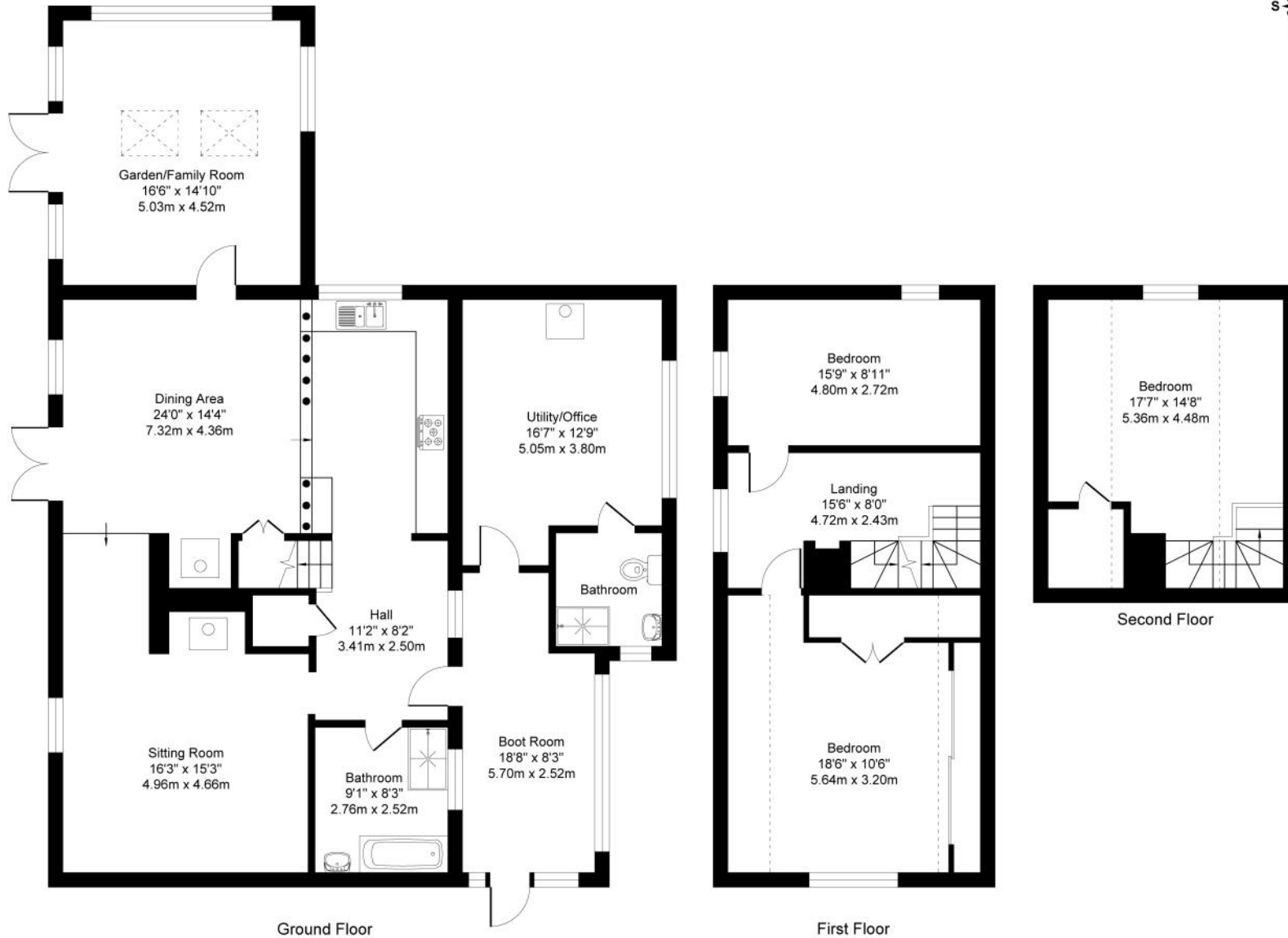
© Crown copyright and database rights 2026. OS AC0000813445

Promo LANDMARK INF



Marsh Cottage, Field Farm Fisheries & Campsite Guildhall Ln, Wrentham, Beccles NR34 7HP

Approximate Floor Area
Main House - 2129 sq. ft / 197.76 sq. m





VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

Fenn Wright Water & Leisure

1 Tollgate East
Stanway
Colchester
CO3 8RQ

Tom J Good BSc (Hons) MRICS

tjg@fennwright.co.uk
01206 21546
07860427054

fennwright.co.uk
fisheries4sale.com



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Fenn Wright 

rightmove 

 **RICS**®

 **The
Commercial
Property
Network**

 **The Property
Ombudsman**