



## Land & Development in PE13

Lords Lane, Wisbech, Cambridgeshire,  
PE13 4TU

**£675,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Immediate 'exchange of contracts available
- ✓ Being sold via 'Secure Sale
- ✓ Area 8.359 acres
- ✓ Perimeter 3142.782ft
- ✓ Main lake – approximately 3 acres, fully decked, with mature island features and otter-predation

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

A rare and highly diverse leisure, residential and potential development holding — an established, disability-friendly carp fishery with a let dwelling/lodge, extensive outbuildings, full services and significant on-site development potential (stpp)

Blissful Fishery is an established and well-regarded coarse fishery set within a substantial, well-presented site of approximately eight acres on Lords Lane, Wisbech. This is not a standard sale: it combines a genuine income-producing leisure business, a let residential unit, a comprehensive range of outbuildings and working facilities, and several distinct strands of development potential within one freehold holding. The site is sold as a going concern with scope for an incoming owner to step straight in, while also offering clear routes to add value (stpp) — though a potential new dwelling, a lapsed holiday-lodge scheme on the cleared rear field and a permitted second lake. Adjoining land is also available by separate negotiation. It will suit an owner-operator, a leisure or holiday-park developer, or an investor seeking a diverse asset with multiple value drivers.

### Key features

- Established, well-stocked carp fishery of approximately 3 acres, purpose-developed for disabled and less-able anglers — flat, clean and wheelchair-friendly.
- Five-bedroom dwelling lodge (twin unit plus adjoining brick-built building), currently producing rental income. A static caravan used for storage etc.
- Full otter-predation fencing to the lake, with five entrance gates and a lockable, gated secure perimeter for overnight safety.
- Workshops, a substantial former kennel block (concrete-block construction, repurposable) and a discreet hard-cored working/storage area.
- Tarmac-planings roadways, a clean, well-signed entrance and good on-site parking.
- 3-phase electricity and mains water serving the site; two package treatment plants on site.
- Potential new dwelling (favourable reception to pre-planning app) on the front field (subject to ecology), with potential for further infill plots.
- Cleared, bunded rear field with a lapsed consent for ten holiday log cabins; suitable for camping/caravanning.
- Permitted second lake to the north; circa 2 acres of adjoining mature land available by separate negotiation.
- Full public liability insurance and Angling Trust membership in place for the next 11 months.

The Lake & Fishery

The centrepiece of the holding is a mature, well-stocked lake of approximately three acres (stm), with attractive established island features. The fishery has been ca developed and maintained and enjoys a strong local reputation, including hosting community angling sessions. Stock: A varied head of fish of differing sizes, including common, mirror and crucian carp, grass carp, tench, rudd, roach, ghost carp, koi and hybrids. Accessibility: The lake was specifically developed with disabled and less-mobile anglers in mind and is relatively unique in this respect — clean, flat and easy for wheelchair users and those who struggle to walk, with five entrance gates positioned around the fencing. Security & welfare: The outer perimeter is gated and locked between closing and opening times to ensure the safety of those using the facility, particularly during overnight stays. Predation & water management: The lake benefits from full otter-predation fencing. A Dutch dyke close by provides a convenient source for top-ups, as are typically required in spring and autumn. Decking: An ongoing programme of decking replacement is largely complete, with roughly a quarter remaining. The vendors will continue to work on decking until the sale has completed but with no guarantee all of the decking will be completed.. Insurance & membership: Full public liability insurance and Angling Trust membership are in place for the next 11 months. Extent: The lake site measures almost exactly a quarter of a mile from Lords Lane to the rear hedge (satellite-measured).

The fish have been fed regularly and generously on high quality protein pellets sourced from BP milling for the last five years/six years. The stock includes a good number of carp from 20 to 30 lbs and several caught over 30lbs within the last two years ( reported catches from fishermen) as seen on the social media meta business site

## The Dwelling

The on-site dwelling comprises a twin unit with an adjoining brick-built building, providing flexible, joined accommodation. It is currently let, generating a rental income of £800 per calendar month. Part of the brick building is undergoing renovation, with the current rent reduced to this.

## Accommodation

- Twin unit: three bedrooms, one shower room, a kitchen/diner opening into the sitting room, front hall and entrance — leading through into the brick-built hall and rear door, with a utility and on to the office. • Additional two bedrooms, two bathrooms and an office (one bedroom and one bathroom currently under renovation). The ceiling in the main bedroom has been removed to allow for updating the electrical wiring and lighting fixtures in line with the electrical certification (2026)
- A further full bathroom is located within the renovation area. • In total there are two shower/bathrooms in reasonable order plus the additional bathroom within the renovation area. • A large end room in the brick building is currently excluded from the living accommodation while renovation (ceiling and insulation works) is carried out.

## Certificates & services

- Certificate of Lawfulness in place in respect of the dwelling (Fenland ref. F/YR22/0743/CERTLU — see Planning, below). • New LPG gas safety certificate (LPG gas heating). • Full new electrical certificate, with some rewiring and three new consumer units. • Drainage to a treatment plant (no mains drainage). • EPC pending — currently being progressed; internal works affecting the ceiling and insulation are in hand. Outbuildings & Working Facilities

- Workshops served by electricity.
- A substantial former kennel block with electricity, water and cesspit, built circa 2006 of proper concrete-block construction with foundations and clad in log-lap to blend with its surroundings — readily repurposable for a range of uses.
- A discreet, hard-cored working and storage area where much of the lake storage and outside work takes place; a static caravan on this area is used for nets, fish food, dip tank, salt and tools.
- Two further external storage units, currently used by the occupants.
- Tarmac-planings roadways, presenting a clean entrance free of potholes and weeds, well signed and displaying Environment Agency support signage.

## Land & Development Potential

In addition to its established use, the holding offers several distinct development opportunities. Prospective purchasers must satisfy themselves on the current status of all planning matters with Fenland District Council (see Planning Summary). Front entrance field –potential new dwelling & potential infill

The front field currently has pre-application approval for a new house, subject to an ecology report which is largely complete (final sign-off is dependent on the appropriate time of year for survey work). Once the new house is built, there is the further possibility of infill plots on this front field, with land left to the side capable of supporting one to two additional applications. This is most definitely subject to planning application and permission gained and it is essential any buyer satisfies their own enquiries relating to the possibilities. The vendors are ready to proceed.

## Rear field – holiday lodges / camping

The field behind the lake has been cleared and bunded off from the rear (second) car park. It previously held planning for ten two-bedroom log cabins designed to sleep six (the area could accommodate around twenty from a space viewpoint but again, that would be for the new owner to apply for). It is served by 3-phase electricity and mains water from Lords Lane and has its own sizeable treatment plant (currently missing its lid). The area is well suited to caravan and camping use.

## Second lake (consented)

Full permanent planning permission was obtained for a second lake adjacent to the existing one, to the north of the house, though this has never been implemented. The vendors would be open to selling this for an additional sum (to be clear, that area is not included in this lot) . The indicative site layout below shows the existing fishing lake, the proposed second (“Trout”) lake and the lodge plots. Adjoining land (by separate negotiation)

A mature field of approximately two acres lies immediately to the east at the rear and could be purchased to extend any holiday development. This, and the consented second lake, are available by separate negotiation rather than within this sale lot. Indicative Site Layout

The plan is the scheme layout showing the existing fishing lake (with island), the proposed second lake, the lodge plots (numbered 1–10), parking, the access from Lords Lane and Northfields Farmhouse. It is reproduced for identification and indicative purposes only and must not be relied upon for boundaries, areas or planning status. Local planning authority: Fenland District Council. The following information provided by the vendors together with publicly available records.

All planning matters — including the status, validity and any potential for renewal of lapsed or pre-application items — must be independently verified by interested parties with Fenland District Council before bidding. F/91/0307/F Original consent relating to the dwelling, including an occupancy condition (condition 4). Historic. F/YR22/0743/CERTLU Certificate of Lawfulness (Existing) concerning the occupancy restriction on the dwelling — validated 22 June 2022. Front field – new dwelling Pre-application approval for a new house, subject to completion/sign-off of an ecology report (seasonal). Vendor-reported — to be verified. Front field – infill Potential for 1–2 further plots once the new dwelling is built. Indicative only — no consent confirmed. Rear field – log cabins Lapsed consent for ten 2-bedroom holiday log cabins (sleeping six). Lapsed — renewal not guaranteed. Shop / café Lapsed consent for a shop/café, with existing foundations in place. Lapsed — to be verified. Second lake Permanent permission reported for a second lake to the north; never implemented. To be verified.

We have been advised that The Angling trust membership and full site public liability insurance is up until 21/04/2027.

Note: Lapsed permissions may in some cases be capable of renewal, but this is entirely at the discretion of the local planning authority and is not guaranteed. The consented second lake and the adjoining ~2-acre field are available by separate negotiation.

#### General Information

Tenure Freehold — to be confirmed by the vendor's solicitors. Method of sale For Sale by Auction. Guide price available on application; a guide/reserve will be confirmed prior to marketing. Income Residential tenancy at £800 pcm (with a rent reduction in place during renovation works). Services 3-phase electricity; mains water; LPG (gas) heating; private drainage to treatment plant(s) — no mains drainage. Business assets Sold as a going concern; full public liability insurance and Angling Trust membership in place for 11 months. Adjoining land Circa 2 acres of mature land to the east and the consented second lake are available by separate negotiation. Local authority Fenland District Council. Viewings Strictly by appointment through the selling agent / vendor. EPC Pending.

Please note we have not inspected this property.

Price: Starting Bid £675,000

Property Type: Land & Development

Business Type: Other/Unspecified

## Location

Blissful Fishery is an established and well-regarded coarse fishery set within a substantial, well-presented site of approximately eight acres on Lords Lane, Wisbech.

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## Accommodation / site details

This is not a standard sale: it combines a genuine income-producing leisure business, a let residential unit, a comprehensive range of outbuildings and working facilities, and several distinct strands of development potential within one freehold holding.

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## Pre Planning Advice 2024

In November 2024 preplanning application advice was sought which yielded a positive and optimistic response from the Fenland District Councils Development Officer.

The officer also provided the helpful opinion on the criteria that would need to be met when a detailed and full application is submitted. The initial ecology survey has been carried out as a result of this and the biological records database was updated by the ecologist to report that there are no greater crested newts in the immediate area however further surveys are necessary to submit the full application

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## Water Source

Buyers will have access to the water source via the front of Northfield farm but will need to install a pipe/cable 1m-1.5m from the edge of the road (Lords Lane) to access the source

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## Fish Stock

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## Tenure

Freehold, title number CB256007

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Lords Lane, Wisbech, Cambridgeshire, PE13 4TU

Contact your local branch today for more information on this property:

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