



SINNINGTON TROUT FISHERY

York, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

SINNINGTON TROUT FISHERY

YORK, NORTH YORKSHIRE, YO62 6RB

Sinnington 1 mile, Kirkbymoorside 4 miles, Pickering 5 miles, Malton 10 miles
(all distances approximate)

A UNIQUE OPPORTUNITY TO PURCHASE AN ESTABLISHED
COMMERICAL TROUT FISHERY SITUATED ADJACENT THE RIVER
SEVEN NEAR THE SOUGHT-AFTER VILLAGE OF SINNINGTON

- 10 purpose-built re-stocking trout ponds
- Staff welfare facilities, comprising kitchenette, office and bathroom facilities
 - Former hatchery facilities
- Let on a commercial lease generating £9,430 per annum
- Scope for alternate use, subject to obtaining the necessary consents

About 3.40 acres (1.38 ha)
FOR SALE FREEHOLD AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk





Location

Sinnington Trout Fishery is situated adjacent to the banks of the river Seven, about 1 mile south of the sought-after village of Sinnington between the popular market towns of Kirkbymoorside and Pickering at the foothills of the stunning North York Moors National Park and Howardian Hills.

The property is easily accessible to the A170 (1 mile) and A64 (11 miles) and is conveniently located with an hour's drive of the historic City of York.

The general area is renowned for its productive farmland, quality sporting estates and breathtaking scenery.

Description

Sinnington Trout Fishery is a specialist trout fishery, comprising 10-purpose built irrigated ponds and a staff welfare facility and former hatchery, extending in total to about 3.40 acres.

The property is offered for sale as a whole.

Fishery

A specialist re-stocking facility for brown and rainbow trout, comprising 10-purpose built ponds ranging from 1,500 sq. ft to 4,000 sq. ft. The ponds are fully equipped with otter fencing and top netting and are irrigated by the adjacent river Seven. Further details are available from the Selling Agent(s).

The site offers significant scope for alternate leisure and amenity use, subject to obtaining the necessary consents.

Buildings

A staff welfare building constructed of red brick with UPVC windows and a fibre cement sheet roof is located near the entrance of the property. The accommodation extends to about 790 sq. ft. and comprises:

Ground floor – Kitchenette, office and a bathroom.

A former hatchery building adjoins the staff welfare building to the southern elevations, extending to about 500 sq. ft.

A storage shed of concrete block construction with profile steel sheet, extending to about 200 sq. ft. also adjoins both buildings to the eastern elevations.

We understand that all the buildings require a schedule of refurbishment throughout. It is considered that these buildings may offer scope for alternate use, subject to obtaining the necessary consents.

Tenure

The property is currently occupied on a commercial yearly periodic tenancy to a regional trout farm operator with a passing rent of £9,430 per annum. It is our understanding that vacant possession could be available from 1st March 2027, subject to issuing the relevant notices within the appropriate timescales.

The existing tenancy agreement incorporates a 'Retail Prices Index' (RPI) linked three-year rent review provision. Further details available from the Selling Agent(s).

GENERAL INFORMATION

Services

The property is served by mains water and electricity connections. Domestic drainage is to a septic tank (assumed to be non-compliant).

It is our understanding that water is abstracted from the river Seven to the ponds via a network of pumps powered by diesel generators. We understand that the existing tenant is responsible for adhering to the necessary water abstraction licencing requirements.

Business Rates

Exempt.

Planning

We are not aware of any current or historic planning consents associated with the site. The site has been utilised as a trout fishery for over 50 years. Further details available from the Selling Agent(s).



Statutory Designations

We are not aware of any environmental or historic designations.

Public Rights of Way & Easements

This property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Local Authority

North Yorkshire County Council
County Hall, Northallerton, North Yorkshire, DL7 8AD

T: 0845 8727374

Method of Sale

The property is offered for sale by private treaty.

Fixtures & Fittings

Unless specifically mentioned, any moveable items will be excluded from the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

Ingoing Valuation

In addition to the purchase price, the purchaser will take over and pay for the cultivations, stocks and stores at valuation. Payment is to be made on completion and at a figure assessed by the vendor's valuer based on CAAV or contractor rates where applicable and invoiced for cost of seeds, fertilisers and sprays applied plus enhancement value.

Employees (TUPE)

No staff will be transferred with the sale of the property.

Viewing

Appointments to view will be through the Selling agents only on 01748 829203. Given the potential hazards of a working fishery, we ask that all parties wishing to view are as vigilant as possible, particularly around standing water, buildings and machinery.

Directions

From Kirkbymoorside, proceed east along the A170 for approximately 3 miles. Upon approaching the turn-off for Sinnington Village, immediately turn right onto Marton Road and proceed north for approximately 1 mile. The property is location on the right-hand side and signposted by a GSC Grays sale board.

Postcode

YO62 6RB

what3words

///amplifier.crate.essay

CONDITIONS OF SALE

Purchase Price & deposit

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax, rental income, RPA payments and all other outgoings and incomings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Spring 2025
Photographs taken: Spring 2025



