

FOR SALE

One of the most popular commercial coarse fisheries in the south of England

**Beaver Fishery, Eastbourne Road, Newchapel, Lingfield,
Surrey, RH7 6HL**

AVAILABLE AREA

Site Area of 37.5 acres

Water Area of 8.9 acres

IN BRIEF

- » A popular commercial coarse fishery extending to approximately 37 acres
- » 5-bedroom detached house in private grounds
- » Baronial barn with planning potential

LOCATION

Beaver Fishery lies immediately to the north of East Grinstead adjoining the A22 in Surrey. It has an excellent location in the south east of England being approximately 7 miles from junction 6 of the M25

DESCRIPTION

Beaver Fishery has a site area of approximately 37.5 acres (15.2 ha). The fishery has the benefit of 7 purpose built lakes with a total water area of 8.9 acres (3.6 ha), which have been developed since 1995 offering quality coarse fishing for pleasure, match and specimen fishermen.

Eden House is an original detached skandia-hus house providing 5-bedroom accommodation.

In addition the fishery has a purpose built tackle shop managed in-house and onsite facilities.

EDEN HOUSE

Eden House is an original skandia-hus house with spacious accommodation, under a clay tile roof overlooking its own private lakes (front and rear) in its own mature landscaped grounds extending to approximately 4 acres.

The accommodation briefly comprises: -

Ground Floor

Utility
Kitchen/Breakfast Room
Store Room
Sitting Room
Conservatory
Bedroom 1 (En suite)
Bedroom 2 (En suite)
Bedroom 3 (En suite)
Bedroom 4 (En suite)
W.C.





First Floor

Landing

Lounge and Shower Room with WC and balcony overlooking lake

Bedroom 5

OUTSIDE

There is a large 'baronial' style barn built in 1991 of timber and brick construction under a tiled roof with a total floor area of 2,330sq ft, which can be used as an entertaining area and has potential for ancillary accommodation subject to planning.

In addition there are further open sided timber and tiled storage areas and garages.

THE FISHERY

The fishery is accessed off the A22 and has the benefit of excellent access roads around the property which have been maintained to a high standard.

The fishery has the benefit of a large purpose built car park situated just inside the main access gates which has the capacity for more than 50 vehicles. In addition there are 12 smaller purpose built car parks located around the fishery close to the fishing lakes. Beaver Fishery is probably one of the best serviced fisheries in the country for good accessibility on an all year round basis.

The fishery has the benefit of a water supply from a large lake located approximately a quarter of mile away owned by the local council which feeds the river which runs along the southern boundary of Beaver Fishery, which in turn feeds all the lakes which are interconnected. In addition the lakes benefit from ground and surface water.

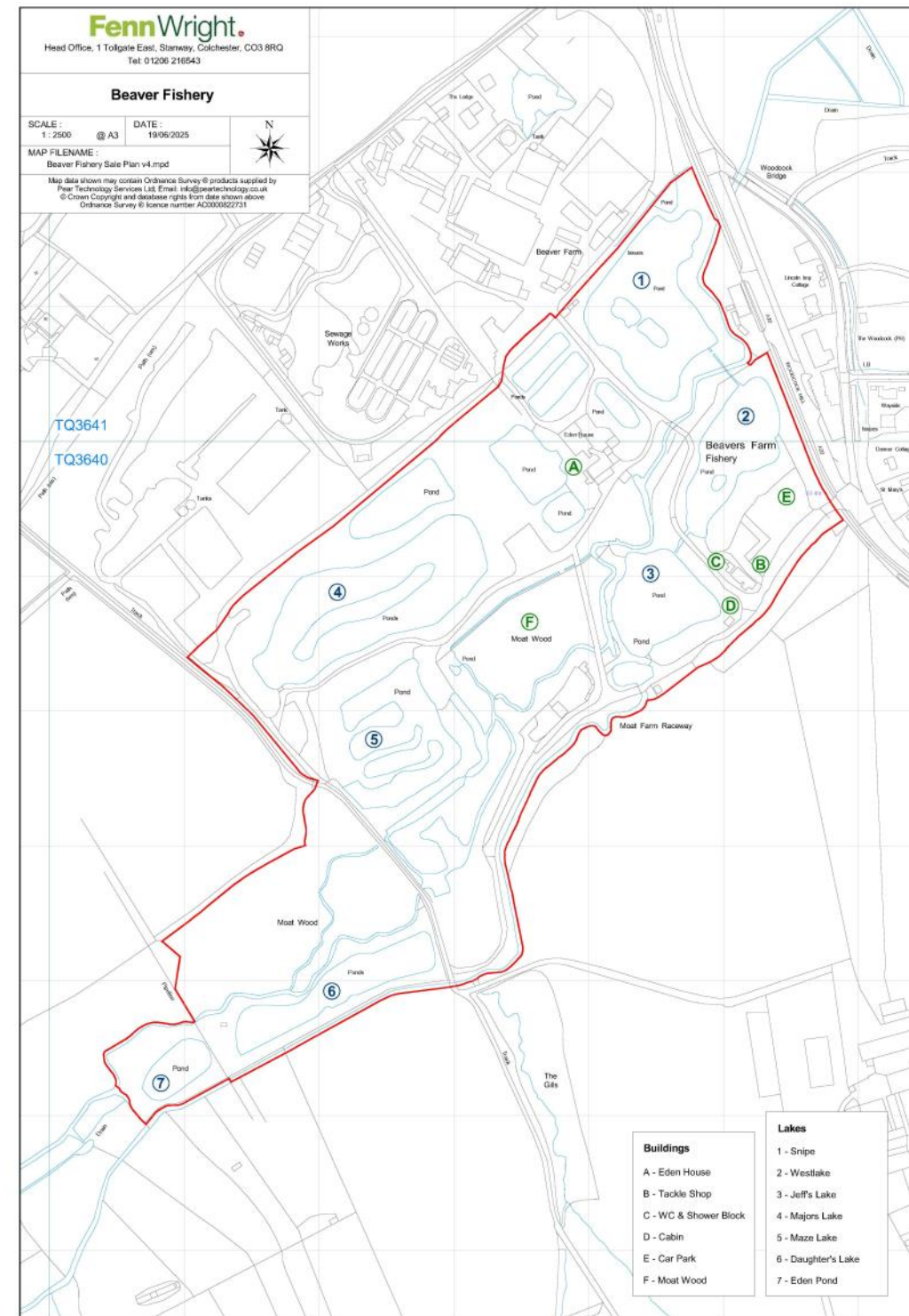
Within the fishery there is an area of wet woodland (moat woodland) designated as an SSSI.

Snipe Lake

Extending to approximately 1.8 acres (0.73 ha) with an average depth of 4½ft, 12 pegs and the provision of aeration. Stocked with predominantly carp up to 30lbs and catfish up to 80lbs plus together with bream, tench, roach, rudd and eels.

Westlake

Extending to approximately 1.1 acre (0.45 ha) with a maximum depth of 15ft, 7 swims and with the benefit of aeration. Stocked with predominantly catfish up to 85lbs and carp up to 30lbs plus.





Jeff's Lake

Extending to approximately 1 acre (0.4 ha) with 20 pegs, although one of the original lakes it has been renovated in the last five years. Stocked with carp, bream, tench, golden tench, barbel, chub, orfe and perch.

This lake has the benefit of an overnight hut with 2 single beds at a current hire cost of £30 per night.

Majors Lake

Extending to 2.2 acres (0.89 ha) with a maximum depth of 7ft and 32 pegs. Stocked with carp up to 30lbs plus, pike 25lbs, bream 10lbs, sturgeon 15lbs, tench 10lbs, perch 4lbs, roach, rudd, eels and gudgeon.

Maze Lake

Extending to 1.2 acres (0.49 ha) with a maximum depth of 5ft and 16 pegs. Stocked with mixed coarse fish species.

Daughter's Lake

Extending to approximately 1 acres (0.4 ha) with a maximum depth of 7ft and 12 pegs. Stocked with carp up to 30lbs plus, sturgeon 20lbs plus and crucian carp 4lbs plus.

Eden Pond

Extending to approximately 0.4 acres (0.16 ha) with 7 pegs. Stocked with predominantly tench up to 10lbs plus, golden tench 5lbs plus, roach, rudd, perch, carp and bream.

TACKLE SHOP

A single storey brick building of timber construction with steel profile sheeted roof and walls. Providing approximately 1200sq ft of utilisable area of which approximately two thirds are utilised as a tackle shop and one third as a fishery office and store room. Adjacent to the tackle shop is a lean-to used for general storage. Premium shower block with WCs.

FACILITIES

A small timber building adjacent to the tackle shop which is used for educational purposes. To the rear of the tackle shop and educational centre there is a purpose built toilet and shower block providing male, female and disabled toilets and showers.

YARD

The fishery has the benefit of a fenced in compound to the south of Jeff's Lake.

THE BUSINESS

Beaver Fishery is operated as a day ticket fishery. Details of ticket prices are available on Beaver Fishery's website.

Estimated 2025 turnover for Beaver Fishery is in excess of £100k.

PLANNING PERMISSION

Planning permission was granted by Tandridge District Council on the 4th September 1990 (reference TA/90/P/668) for the erection of farmhouse at Beaver Farm. Eden House is subject to the following Condition No. 4.

'The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agricultural (as defined in Section 336 of the Town and Country Planning Act 1990), or in forestry, or dependant of such a person residing with him or her, or a widow or widower of such a person.'

The owners have submitted a planning application to the Local Authority (Certificate of Lawful Use) to remove the occupancy condition.

SERVICES

The fishery has the benefit of mains water and electricity and septic tank drainage together with CCTV.

Eden House is connected to mains water, electricity, mains gas supply and septic tank drainage.

WEBSITE & SOCIAL MEDIA

www.beaverfarmfishery.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 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.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

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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RATES

Council Tax: Eden House Band F

Business Rates—The fishery is not rated

EPC's

Eden House—E

LOCAL AUTHORITY

Tandridge District Council

Council Offices

8 Station Road East

Oxted

Surrey RH8 0BT

Tel: 01883 722000

GUIDE PRICE

£1,750,000

DIRECTIONS

The property is accessed off the A22, follow the Satnav to postcode RH7 6HL and Beaver fishery is clearly sign posted.

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!**





Beaver Farm, Eastbourne Road, Lingfield, Surrey

Approximate Gross Internal Area

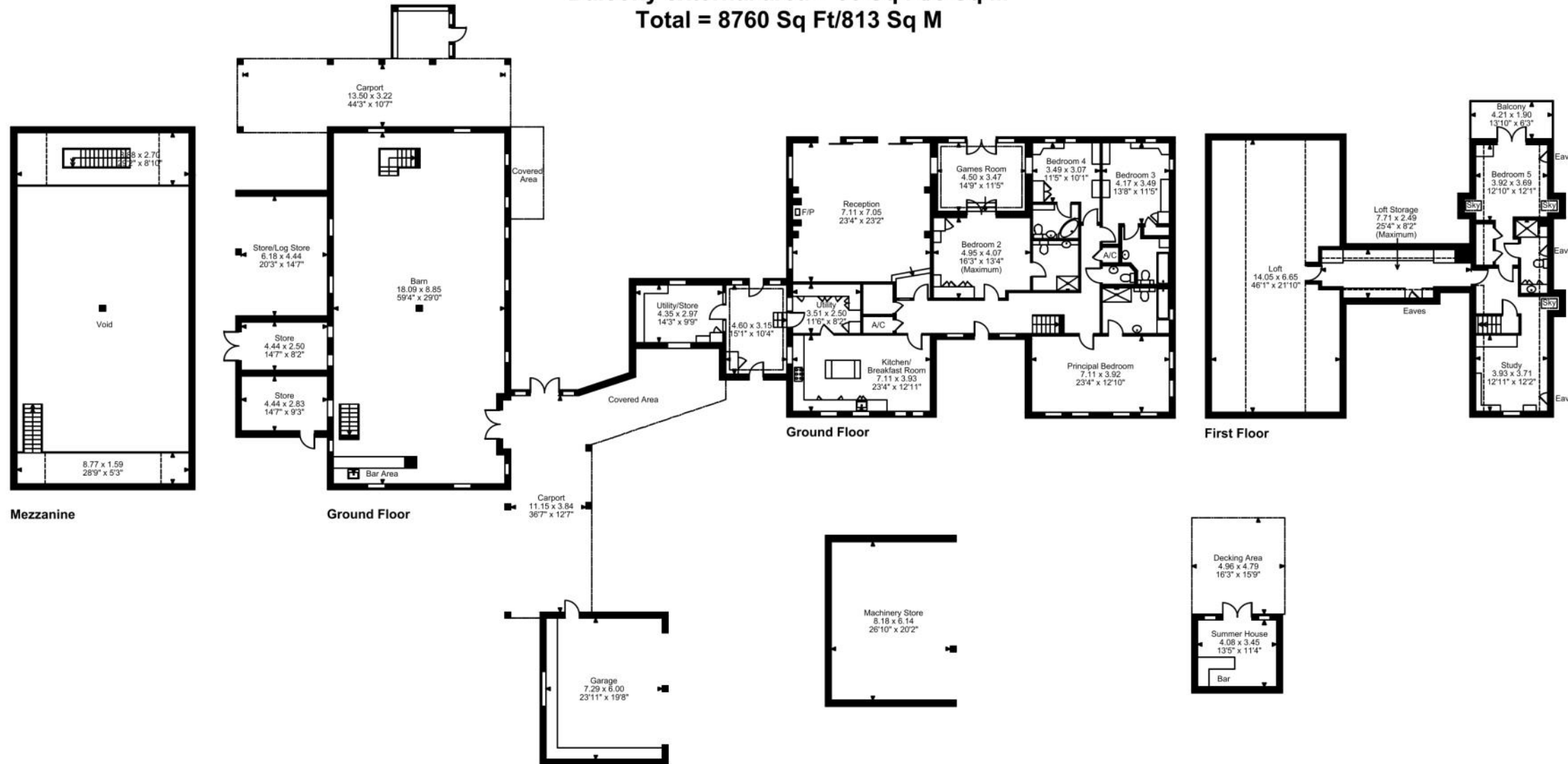
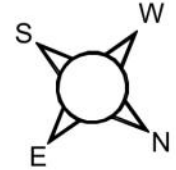
Main House = 4031 Sq Ft/374 Sq M

Garage = 1423 Sq Ft/132 Sq M

Outbuildings = 3304 Sq Ft/307 Sq M

Balcony external area = 86 Sq Ft/8 Sq M

Total = 8760 Sq Ft/813 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

Fenn Wright Water & Leisure

1 Tollgate East
Stanway
Colchester
CO3 8RQ

Martin J Freeman FRICS

mjf@fennwright.co.uk
07889 808288

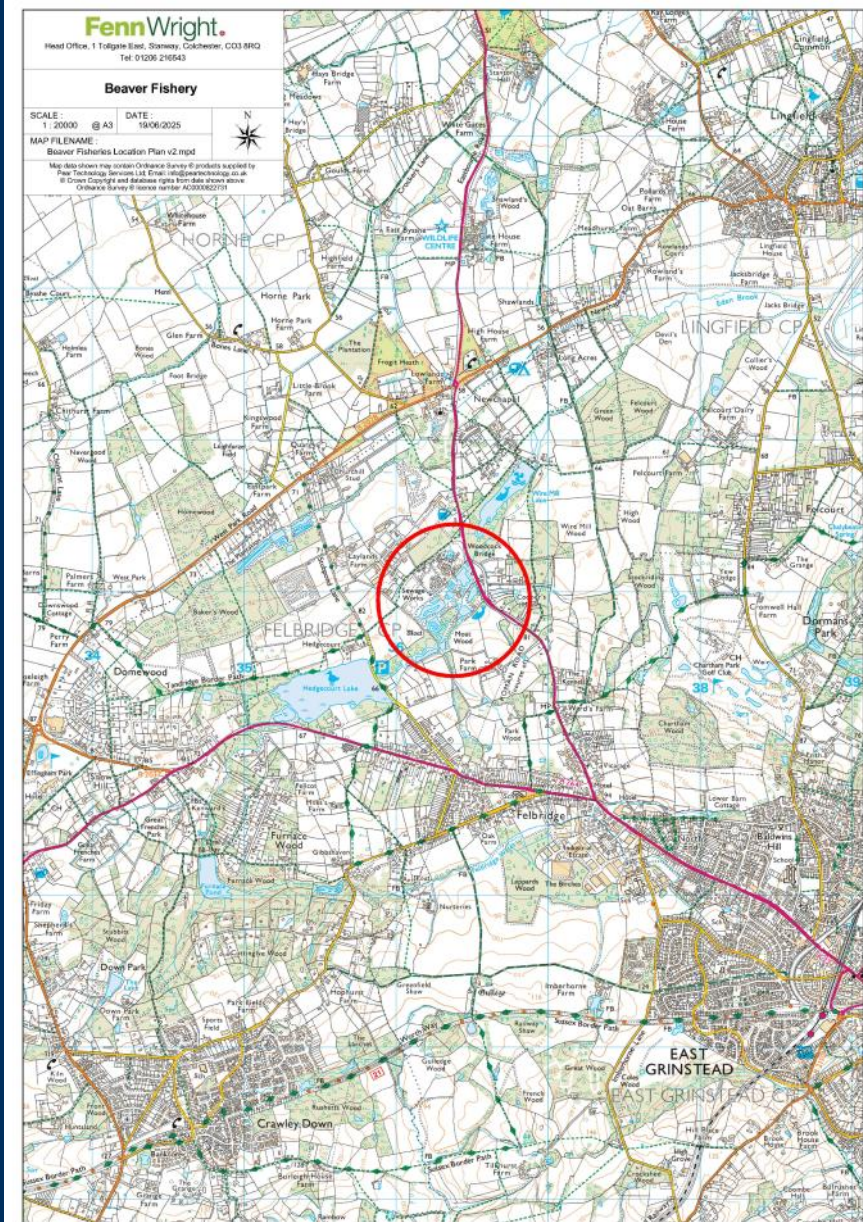
fennwright.co.uk
fisheries4sale.com

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Fenn Wright

rightmove

RICS

The Commercial Property Network

The Property Ombudsman