



NMG Fishery, The Pump Station, Longmoor Road, Greatham, Liss, Hampshire GU33 6AP
Offers in the region of £775,000



Key Features

- Private Commercial Fishing Lakes
- Three Separate Lakes
- Two Shepherds Huts for Overnight Accommodation
- P/P For a Hatchery
- Potential for a Dwelling (STP)
- Established Business with Growth Potential
- Gated Entrance & CCTV
- 50 Concreted Fishing Pegs
- 2.5 acres of Fishing Water
- Attractive Rural Setting

DESCRIPTION

A rare opportunity to acquire a well-established complex comprising three private & well stocked waters, with the additional benefit of two shepherd's huts, café with patio area for gatherings and relaxation, on-site parking as well as essential amenities such as toilets and a shower room for added convenience.

This parcel of land provides a peaceful retreat for nature enthusiasts and outdoor lovers, with 50 concreted fishing pegs, stoned roadway, and path and Nestled within the property are three fishing lakes, enhancing the natural beauty and recreational opportunities available and offering 2.5 acres of fishing water. Anglers will delight in the scheduled fishing matches that add a competitive and social element to the fishing experience.

With its versatile land layout and capabilities, this property presents exciting potential for alternative uses. Whether envisioning it as a venue for intimate weddings, a cozy Airbnb getaway, or a retreat centre for various events, the possibilities are endless (Subject to planning). This property truly offers a unique opportunity to create memorable experiences in a private and picturesque setting.

Under the Agricultural Fisheries Act, there is planning permission on the hatchery therefore, a private dwelling is a possibility (STP).

MAIN LAKE - used for pleasure fishing, matches and overnights: Large head of Carp up to 26lbs (mainly mirror & common), Large stock of Roach, Rudd, Bream & Perch. 25 pegs.

SPECTACLE - used for pleasure fishing and match angling: Large stock of Carp, Roach, Rudd, Bream & Perch. 11 pegs.

DONUT - used for pleasure fishing and match angling: Large stock of Carp, Roach, Rudd, Bream, Perch & Gudgeon. 14 pegs.



COMPETITIONS AND MEMBERSHIPS: All matches are private club bookings at present with most Sundays for this year and next year already booked out. There is plenty of scope for the new owners to run open matches.

DAY TICKET PRICES:

Adults 1 rod £12, 2 rods £18.
OAP's, Juniors & Disabled 1 rod £8, 2 rods£12.
24hr sessions £30 per night.

SHEPHERDS HUTS: £70 per night, minimum 2 night stay.

FISHERY OPENING TIMES: Summer - 6am to 9pm Winter - Dawn until Dusk

CAFE OPENING TIMES: 8am to 1pm, there is lots of scope to open the café longer also renting it out for private functions.

INVENTORY/STOCK: Available on request and by negotiation.

LOCATION

The complex is located just off the A3 Northbound carriage way between Liss and Bordon. The village of Liphook with its comprehensive shopping amenities, restaurants, pubs, and leisure facilities is approximately 6 miles away. The nearest main line station is Liss which is approximately 2.4 miles away and regular bus services run nearby.

TENURE

Freehold investment

PRICE

Offers are invited in the region of £775,000 for the freehold interest.

EPC

The property has an EPC rating of A - 17.

USE

We understand the premises benefit from Sui Generis use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

LEGAL FEES

Each party is responsible for their own legal fees in this transaction.

VIEWING ARRANGEMENTS

Strictly by appointment with Sole Agents, Jacobs Steel.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

