



Brick Farm Lakes, Brick Farm, Herstmonceux, Hailsham, East Sussex BN27 4RS





A rare opportunity to acquire a well regarded Trout fishery, set well away from the roads in amongst 50 acres (tbv) of its own land. Established two decades ago, anglers have come from far and wide to enjoy the excellent facilities. With the choice of 4 lakes spanning approximately 6 acres of water and a wonderful fishing lodge overlooking the lakes, all within the beautiful tranquil Sussex countryside.

FISHING LODGE

- RECEPTION AREA
- KITCHEN
- OFFICE
- TOILET
- AGENTS NOTES

Description

AP Estate Agents are proud to present Brick Farm Lakes, Windmill Hill, Herstmonceux, East Sussex. This fabulous commercial Trout Fishery is set within 50acres (tbv) of stunning countryside, considered an area of outstanding natural beauty. It hosts 4 clear lakes with a total of 52 pegs from which to fish, the lakes are surrounded by a mixture of open areas, trees and bull rushes providing a very tranquil environment to enjoy and unwind. At the heart of the site is a substantial Oak-Framed fishing lodge incorporating a relaxing seating area in front of a log burner to warm yourself during the winter months, space to enjoy food and refreshments and a decking area outside overlooking Brick lake. Additionally the site has lapsed planning consent for the erection of a 1500sqft three bedroom residential dwelling.

BRICK FARM LAKES

As you enter the driveway from the main A271 there is a hard concrete surface that leads you past a few private residences and agricultural buildings to the entrance of Brick Farm Lakes, the track from here is an all weather gravel surface (recently laid). As the land slopes in front you have a wonderful view of the lakes and woodland with far reaching views across the Sussex Weald countryside towards Bodle Street. The track winds down past Well Lake and forms a main parking area for approximately 10-15 vehicles in front of the Lodge, with further parking areas also available.

THE LAND

Totally 52 acres (TBV), the land comprises of a mixture of arable meadows with Blackthorn hedge boundaries that would be suitable for grazing, a small parcel of woodland (Approx. 1 acre), and the lakes which extend to approx. 6 acres of water. The Nunningham stream marks the boundary on the northern edge and takes any overflow from the lakes.

THE FISHERY

Comprising of 4 lakes and stock ponds. There are a total of 52 pegs with dedicated wooden jetties or hard surface stands from which to fish.

WELL LAKE

Aptly named due to being spring fed, this deep, clear lake where the fish are visible and where dry fly wildlife such as Mayfly and Sedges can be found.

BRICK LAKE

Stream fed and considered a more secluded environment with mature trees, shrubs and bull rushes around its banks. This lake has a double width platform which can be reserved for disabled anglers.

STAG LAKE

Spring fed from Well Lake this lake has gently sloping banks and is situated in a more open surrounding.

SPRING LAKE

Is the newest and largest of the lakes established in 2017, it has beautiful clear water and depths of up to 22 feet.

THE FISHING LODGE

A traditional Oak-Framed building constructed to a very high standard, with 5m high vaulted ceilings inside displaying fantastic joinery and external timber cladding. Fully insulated and double glazed with a large log burner at one end, its the perfect environment for anglers to warm themselves, relax and grab a bite to eat. THE KITCHEN has a professional set up with fully tiled floor and splash back areas, a range of generous stainless steel preparation areas, two larger stainless sinks with mixer tap, hand held hose attachment and a separate hand wash basin. There is space for a large commercial range oven with existing stainless steel extractor above. THE BAR can be accessed from the kitchen and provides a counter top from which to serve customers with shelving and storage options underneath and behind, as well as a multitude of power point options. DISABLED WC FACILITY fitted with a hand rail, tiled walls and floor, w.c, a wash basin with units below, assistance pull cord, extractor and PIR lighting. MANAGERS OFFICE fully enclosed and secure with a lockable oak door, internal windows overlooking the reception area as well as double aspect windows providing views outside. Power points and spot lighting. BASEMENT AND STORAGE Concrete block and beam construction, raised tanked floor for storage option, dedicated hub for electric consumer units, power and lighting. LEAN-TO-STORE Double doors open to a useful storage area with concrete flooring and separate side access, large enough for machinery associated with running of the business. The outside DECKING AREA not only provides a great area for entertaining to enjoy the captivating view across the lakes but also has storage underneath, the decking extends around the Lodge to give access to a external WC and outside basin/weighing area.

SERVICES

Mains water, electricity, telephone line and sewage treatment plant are connected to the site. The premises are fully alarmed and currently operates CCTV.

RIGHTS OF WAY

There is a public footpath that enters the land from the Eastern boundary and exits to the West, in between Well and Stag lakes. Signs have been erected at both entry points instructing walkers in which direction to head.

THE BUSINESS

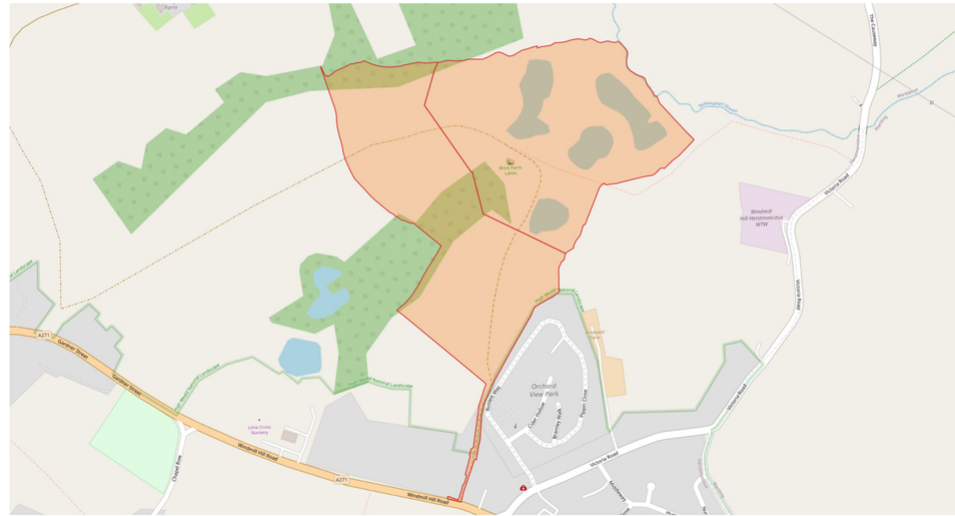
Income is currently generated from the sale of tickets and vouchers to fish, refreshments and cooked food sales, fishing tackle sales, coaching from on site instructors, internally organised competitions and corporate hire of the lakes. Historically local businesses have hired the venue for events throughout the year. There is a lot of further potential with a site of this scale, to draw in more income from other activities including camping, wedding hire, etc (subject to necessary permissions).







Land App







The trout fishery itself including the lodge, the lakes and immediate surrounding land are currently let on a business lease until 2034 with a break clause at 2029. Therefore for any new owner it will be necessary to discuss matters of the lease between the freeholder and the tenants, as to whether an early termination of the lease can be agreed or whether it will run until the break clause in 2029.

PLANNING PERMISSIONS

WD/2023/2920/N04 - TEMPORARY RECREATIONAL CAMPSITE (in accordance with Part 4 of Schedule 2 (Class BC) of the Town and Country Planning (General Permitted Development) (England) Order 2015)

Decision: Prior Approval Not Required

WD/2018/2096/F - THE SITING OF 4 GLAMPING PODS FOR TOURISM USE WHICH WILL BE RELATED TO EXISTING USE AS A FISHERY. ACCESS SPUR, PARKING AND LANDSCAPING AND OTHER ASSOCIATED WORK.

Decision: Approval 09/01/2019

WD/2013/2315/FR - RETROSPECTIVE APPLICATION FOR OPERATION OF THE FISHERY ON A COMMERCIAL DAY FISHERY BASIS TOGETHER WITH ANCILLARY FACILITIES INCLUDING COMPETITIONS, FISHING CLUBS, CORPORATE FISHING DAYS, GROUP COACHING DAYS, INDIVIDUAL COACHING DAYS AND CHARITY DAYS. PROPOSED SINGLE-STOREY DWELLING IN ASSOCIATION WITH FISHERY AND FISHING AND INSTALLATION OF 3 NO. NEW REARING AND BREEDING PONDS.

Decision: Approval 07/01/2014

The proposed dwelling is a 3 Bedroom single storey property approx 150m2, to be situated behind the fishing lodge. Numerous applications have been submitted historically, further details of which can be found by going to <https://planning.wealden.gov.uk/> and searching for "Brick Farm". Now outside the 3 years required to start works.

LOCATION

Located close to the village of Windmill Hill and Herstmonceux a fabulous village with a thriving community offering a surprising amount of services. In the Centre is a very well regarded C of E Primary school. There is a pharmacy on the way into the village with a doctors practice opposite the primary school, and the high street offers a numbers of places to eat with a choice of superb restaurants including French cuisine and Indian, in addition you will find a fish and chip shop, public house and little bake shop. The hub of the village is the post office and convenience store offering all your daily needs.

Other notable locations nearby include Herstmonceux Castle and Grounds, and Herstmonceux Observatory Science Centre both within a short drive. Brighton (24 miles), Royal Tunbridge wells (21 miles), Eastbourne (11 miles), Hastings (14 miles), Gatwick airport (48 miles). Nearby railway services can be found at Hastings, Bexhill, Battle and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour

DIRECTIONS

What3words ///units.salt.denoting

This is to the entrance of the driveway, the way is clearly marked from there.

**Tenure:** Freehold

**EPC:** EPC Rating G

Guide Price £1,299,950

Viewings

Strictly by Appointment only







Disclaimer:

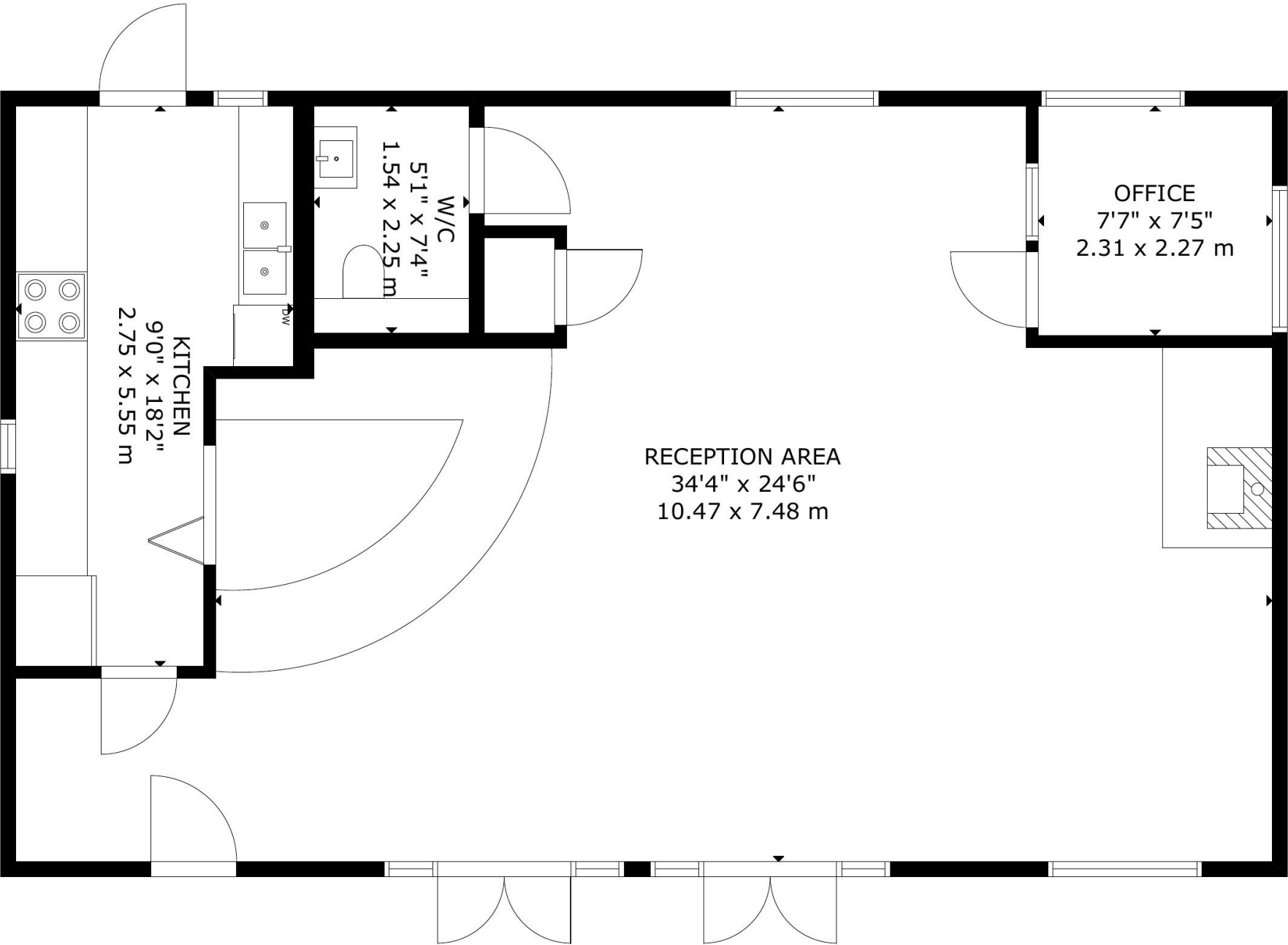
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROSS INTERNAL AREA  
TOTAL: 93 m<sup>2</sup>/1,002 sq ft  
FLOOR 1: 93 m<sup>2</sup>/1,002 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

