



FennWright
Water & Leisure

Moorhen Farm, Warnford, Hampshire

Idyllic trout fishery and small holding in the South Downs

Giles Wheeler-Bennett
CHARTERED SURVEYORS, LAND & PROPERTY AGENTS



Introduction

Moorhen Farm represents a rare opportunity to acquire a lifestyle property comprising an established trout fishery and small holding, with a modern architect designed three bedroom dwelling. Situated in the South Downs National Park, the immaculately presented property is set in woodland and grounds extending to 8.7 acres (3.5Ha).

Location

The property is located in the village of Warnford, in the heart of the Meon Valley. The surrounding villages of West Meon to the north and Exton to the south offering a range of local services. The property has direct access onto the A32, providing excellent road links to the towns of Bishops Waltham (7 miles) and Petersfield (10 miles), with access to the A3, M27 and M3. Alton, Petersfield and the city of Winchester (10 miles) provide mainline rail links to London. The access is directly off the A32 with security bollards installed in front of the main gates.

Moorhen Farm

The current owners purchased the original small holding in 2007, consisting of the trout fishery, facilities building and surrounding land. The lake was created approx. 40 years ago and is part of the Meon Valley water meadows to the north and south, with the downstream meadows formerly utilised as watercress beds.

The neighbouring parcel of woodland was acquired in 2019, with the river Meon chalk stream following the northern boundary.

Moorhen Trout Fishery

Moorhen is an established trout fishery, with a mature lake extending to a total of 1.7 acres. The lake has a bridge across to a central island, with a number of bays and strategically placed swims providing views of the open countryside beyond. The lake is spring-fed with clear water from the chalk aquifer, with the benefit of a borehole supply and depths of up to around 7ft. Moorhen is stocked with hard fighting rainbow trout sourced locally.

River Meon

The river rises near East Meon, and flows south-west through the Meon valley towards the Solent. A classic Hampshire chalk stream and designated as a Site of Importance for Nature Conservation (SINC), the Meon flows through traditional water meadows and supports a rich ecology, including a population of wild brown trout. The river follows the northern boundary of Moorhen Farm, offering around 0.25 miles of single and double bank fishing rights.



Woodland

Situated next to the dwelling, a parcel of woodland extending to approximately 4.91 acres (1.9 Ha) with separate vehicular access. A mixed broad leaf wood including; Willow, Horse Chestnut, Alder, Hazel and Beech trees. A mature hedge along the southern boundary provides a screen from the road.

Warnford Top Pond

In the centre of the woodland is 'Warnford Top Pond', extending to 0.79 acres. The pool supports an abundance of wildlife including Kingfishers, Coots, Moorhens and Little Egrets. Fish stock includes brown trout together with various coarse fish species, including carp of different sizes. In the centre of the woodland overlooking Top Pond is an impressive oak framed building (4m x 5m) with timber decking and seating area overlooking the Meon.

Moorhen Farm House

Situated between the woodland and the lake, Wagtail House was built in 2012. The architect designed dwelling is based on a traditional Scottish longhouse, with high ceilings, open plan living area and a galleried balcony on the first floor. The building is timber framed with oak cladding. The house benefits from underfloor heating together with a log burner and air source heat pump. The accommodation briefly comprises:

Ground Floor

Open plan kitchen, living and dining area	10.8 x 5.6m
Master bedroom with en-suite and dressing room	4.7 x 3.3m
W.C. and shower room	1.8 x 1.6m
Utility	2.9 x 2.6m
Boiler room	

First Floor

Bedroom 2 (with walk-in wardrobe)	4.5 x 3.2m
Bedroom 3	3.7 x 2.9m
Family Bathroom	3.1 x 1.8m
Landing	

The dwelling is subject to an agricultural tie.

Outside

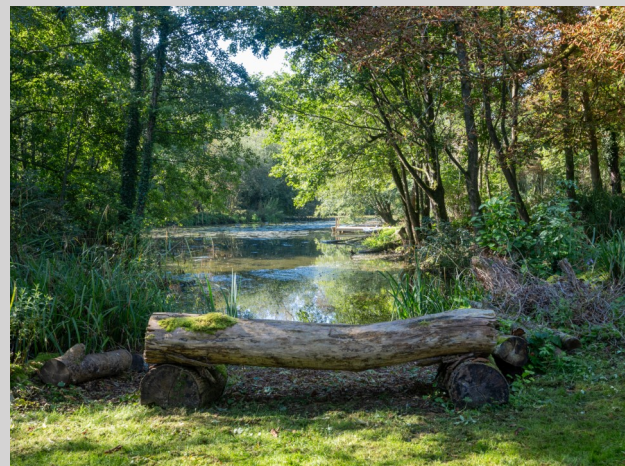
To the front of the dwelling is a jacuzzi with views over the fishery. To the rear is an enclosed patio area and covered shelter. Timber outbuildings used as machinery store and previously for smoking trout. Separate tool shed.

Rearing Tanks

To the rear of the storage shed is four rearing tanks under cover. The tanks are set up on a flow-through system, using water from the lake.

Facilities building

Situated next to the angler's car park, the lodge building extends to approximately 12m x 7m, a timber frame construction with larch cladding.



The building comprises an entrance/reception area, kitchen, tackle shop and office. The shop offers a range of terminal tackle including a good selection of flies, as well as rods, clothing, other equipment and Meon Valley Honey products.

Meon Valley Honey

The vendors operate Meon Valley Honey from the site producing honey and candles sold through the on site shop together with offering lessons in bee keeping. The bees and hives are included in the sale.

Mobile Home

A two bedroom mobile home extending to 12m x 4m situated to the rear of the facilities building.

The Business

Moorhen is operated as a catch and keep trout fishery based on a combination of day tickets, club days and corporate days booked in advance, with the current owners choosing to open Monday to Friday only. Further income is derived from café and shop sales. Profit and Loss accounts together with historic income figures available to interested parties after viewing. Income details available upon request.

Website

moorhentroutfishery.co.uk/
meonvalleyhoney.co.uk/

Services

Mains water and borehole water supply. Mains electricity. Private cesspit drainage. CCTV monitoring system.

Agents' Notes

Tenure & Possession

The freehold property is owned by the vendors' company, Moorhen Trout Fishery Ltd. The company is offered for sale as a whole, as a going concern. The vendors' other companies, including Trout 'n' About Ltd and Meon Valley Honey Ltd are also included in the sale.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright/Giles Wheeler Bennett 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, 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 through joint agents Fenn Wright LLP and Giles Wheeler Bennett.

Important Notice

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Energy Performance Certificate

Moorhen Farm House	EPC rating - C
The Lodge	EPC rating - C

Council Tax

Moorhen Farm House - band D	Rates payable 2022/23 £1,959.94
Mobile Home - band A	£1,306.63

Business Rates

Rateable value 2023: £6,800	Rates payable: £Nil
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Local Authority

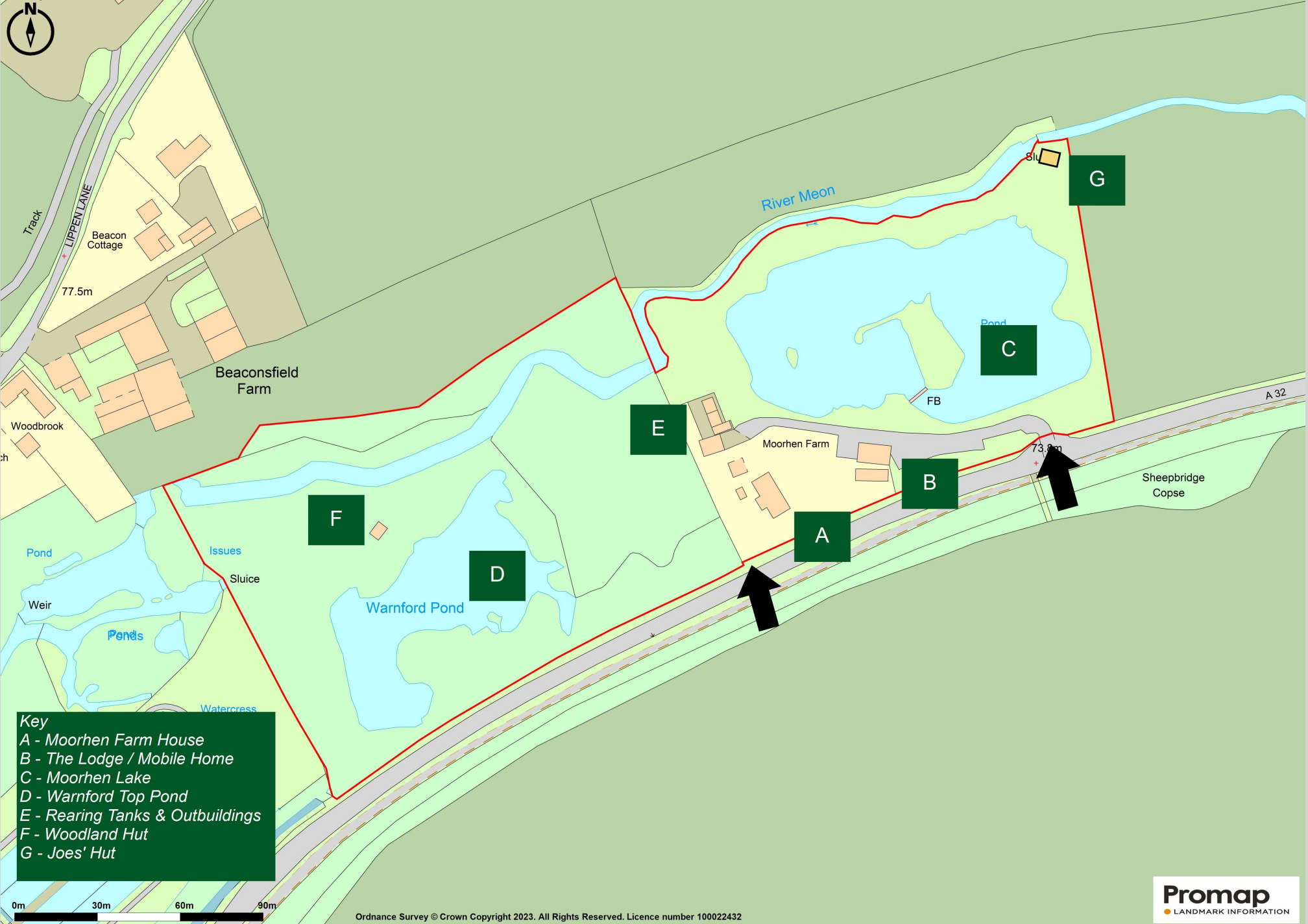
Winchester City Council / South Downs National Park Authority

Directions

To be obtained from the agents. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is SO32 3LB.






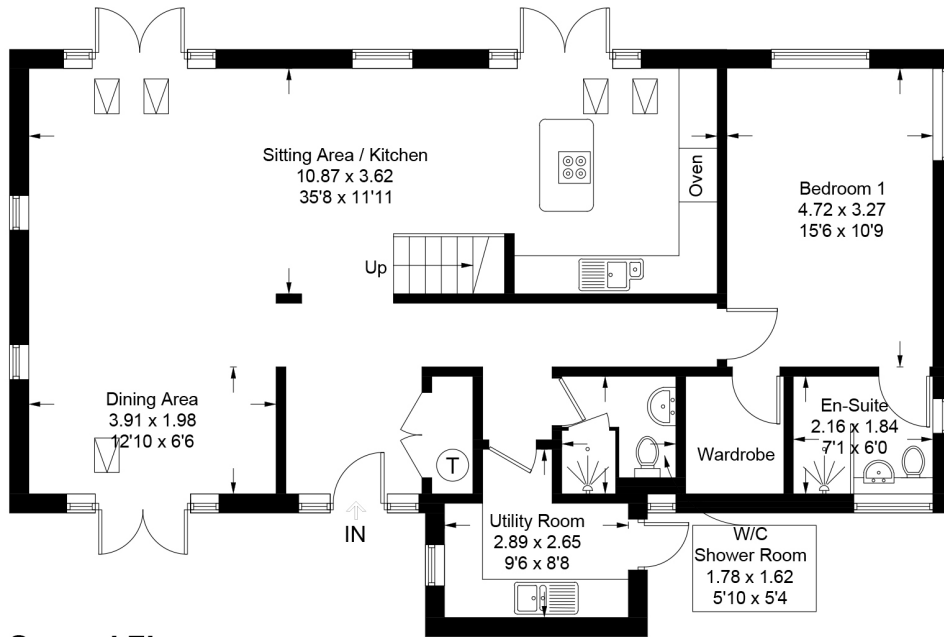


- Key**
- A - Moorhen Farm House
 - B - The Lodge / Mobile Home
 - C - Moorhen Lake
 - D - Warnford Top Pond
 - E - Rearing Tanks & Outbuildings
 - F - Woodland Hut
 - G - Joes' Hut

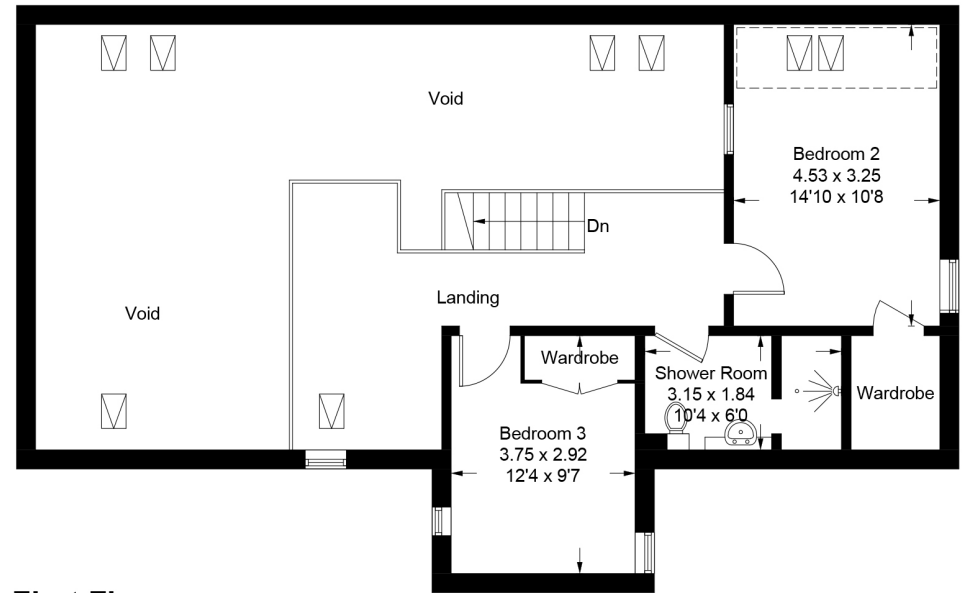


Floor Plan - Moorhen Farm House

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft

FennWright.

Water & Leisure

Viewing strictly by appointment with joint agents:

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