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Moorland Farm & Fishery  
North Somerset

FennWright

**MOORLAND FARM & FISHERY**  
**MOOR ROAD**  
**BANWELL**  
**NORTH SOMERSET**  
**BS29**



## **INTRODUCTION**

An opportunity to acquire an exceptional 4 bedroom detached farmhouse with 4 fishing pools and equestrian potential in grounds of 4.6 acres, located in open countryside on the Somerset Levels, close to the M5, the Mendip Hills, West Country resorts and holiday destinations. The current owners have operated the fishing lakes and caravan site on a low-key basis. There is an opportunity to develop the business further.

## **LOCATION**

Occupying a splendid rural location on the outskirts of the village, the property is set in its own grounds for the most part having hedging and trees forming its boundaries. It is positioned well away from neighbours and provides a real hide-away for those seeking seclusion and on a level plot in the midst of glorious countryside. It is also very conveniently placed for the M5 motorway link at Weston-super-Mare (J21), only 3 miles away. The village of Banwell is within easy driving distance of the cities of Bristol (12 miles), Bath (20 miles) and Weston itself is only 6 miles away. The village itself has local facilities including shops, pubs, church, primary school and pre-school with more comprehensive shopping, social and recreational facilities at the above mentioned cities. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website – [www.banwell.info](http://www.banwell.info).

## **DIRECTIONS**

From the centre of Banwell, turn into Church Street, past the Brewers Public House into Riverside and continue until past the last cottage on the left by a small stone bridge and turn left here into Moor Road. Continue along this road for about half a mile, taking a right fork at this point. Moorland Farm will then be found on the left hand side identified by a caravan club certificated location sign.

## **THE PROPERTY**

### **THE FARMHOUSE**

A detached farmhouse of brick construction under a concrete tiled roof offering the following accommodation:

Hall  
Lounge  
Conservatory  
Sitting Room  
Study  
Dining Room  
Kitchen/Breakfast Room  
Cloakroom/Shower Room  
Utility Room

### **First Floor:**

Landing  
Bedroom 1 with en-suite shower room/  
En-suite Shower Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

### **OUTSIDE**

The whole site occupies approximately 4.64 acres (1.9 ha) and is rectangular in shape. The property has the benefit of formal gardens, mainly laid to lawn with herbaceous borders and an extensive paved patio area to the front of the house, brick patio and gravel area, covered walkway, pergolas, aluminium greenhouse/garden shed.

To the rear of the house, the garden is mainly used for chickens and ducks with a general storage area.

### **THE FISHERY**

There are 3 pools being former clay pits and a stock pond used for breeding. The pools have an average depth of 5 ft and provide up to 20 informal pegs. The pools are well stocked with carp, bream, golden rudd, tench and perch.

The pools have controlled sluices to the Somerset drainage network to maintain water levels. The fishery has the benefit of a timber summerhouse with a triple aspect providing a small kitchen area and covered porch.

### **CARAVAN SITE**

Between the pools is a lawned area with 6 electric hook-up points for touring caravans. The site has the benefit of a purpose built toilet block (male/female) together with shower facilities in the adjacent building.

### **THE BUILDINGS**

A range of block/brick built outbuildings divided into 2 sections. There is potential to convert up to 4 stables.

Large and substantial block built double garage/workshop.

These buildings offer potential to operate on a modest equestrian facility having the benefit of a paddock to the north of the fishing pools and the buildings extending to approximately 1.6 acres.

### **THE BUSINESS**

The current owners have operated the fishing pools and caravan site on a low-key basis with no significant marketing for many years. The property's location being relatively accessible to the M5 offers the potential for the business to be developed considerably if a prospective purchaser so desires.

### **SERVICES**

Mains water, mains electricity, private drainage and oil fired central heating.

### **RATES**

House

Council Tax Band - G

Amount payable 2011/12 - £2,376.93

The fishery and caravan site are not rated.

### **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 fixtures and fittings and fish stocks within the pools. 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.

### **MIS-DESCRIPTIONS**

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

### **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/Debbie Fortune.



### **IMPORTANT NOTICE**

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

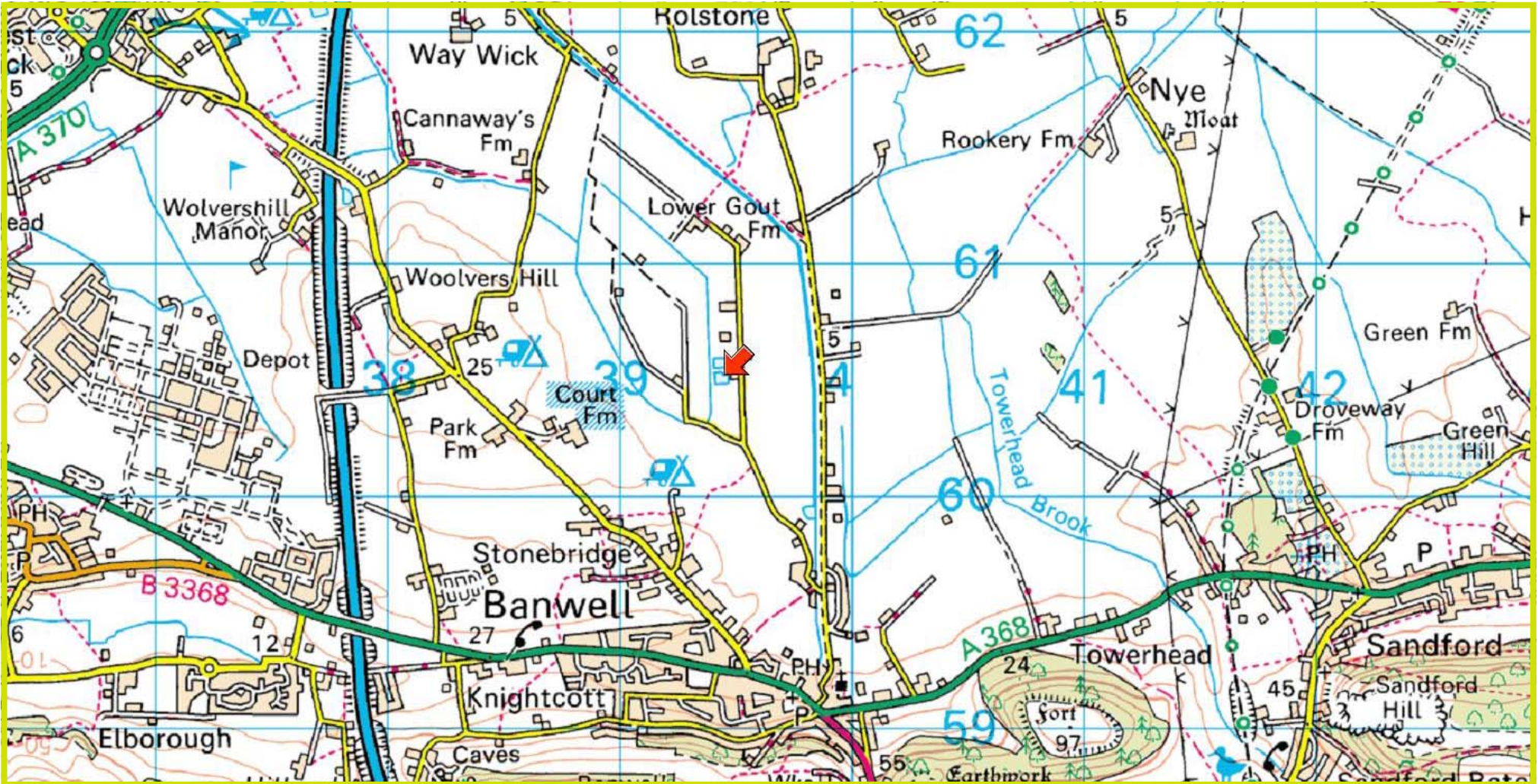
No person in the employment of Fenn Wright/Debbie Fortune has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

**LOCAL AUTHORITY**  
North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare BS23 1UJ

Photographs taken: February 2011  
Particulars prepared: February 2011

**GUIDE PRICE – £625,000**



**\*Safety Note to Fishery Buyers\***

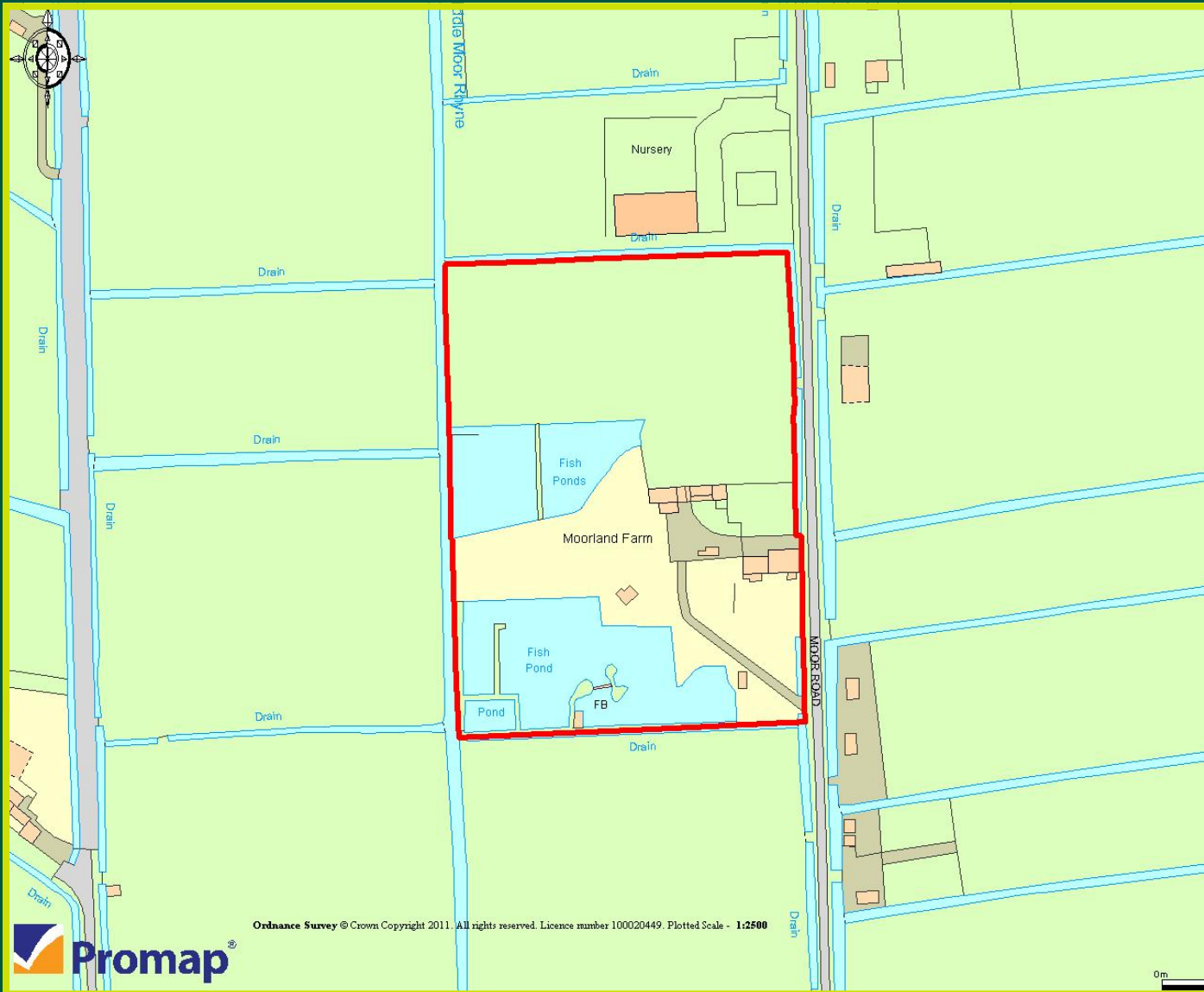
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times.

Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>		46	50
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

51 55

46 50



NOT TO SCALE. This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is

