



# CHARLIE'S LAKE

Charlton, Hampshire SP10 4AH





# CHARLIE'S LAKE

Charlton, Hampshire SP10 4AH

Andover 4 miles | Newbury 16.5 miles | Basingstoke 20 mile

London Waterloo from Basingstoke 1 hour | London Paddington from Newbury 1 hour

Mileage and times are approximate

**A unique opportunity to acquire an established Carp and Coarse Fishery set in a secluded, picturesque location between Andover and Charlton offering quality fishing on an easily accessible site.**

**Guide Price - £125,000**

## SUMMARY

An exceptional opportunity to acquire a well maintained fishery set in 9.18 acres of woodland on former cress beds boasting a main lake of 2.37 acres and a second canal style lake of 0.16 acres. The Fishery is set immediately south west of Charlton, close to the A343 ring road with existing angling infrastructure, including a range of small outbuildings, all subject to an existing lease until 2030.





## FISHERY

Charlie's Lake is an exciting and unique long-established carp and coarse Fishery on the outskirts of Andover set in picturesque and secluded woodland. The Fishery comprises a spring fed lake extending to approximately 2.37 acres of the whole Site, in addition to a small canal style lake of 0.16 acres.

The main lake offers 39 pegs and is stocked with a variety of carp and coarse species including bream, tench, barbel and pike. Many of the carp stocked are in excess of 20lbs. The canal lake offers five pegs and is an ideal lake for young anglers, again offering carp and a variety of coarse species.

Under the Lease, the fishing is currently let on a season ticket basis . The existing swims offer a variety of fishing with an interesting array of features for anglers to target.

The bank, pegs and lake itself are maintained to an excellent standard and the Site is offer fenced.

Access is available from the Charlton Road via a private tarmac access track which leads to the small parking area of which part benefits from consent for a café and/or tackle shop. There is a café currently operating, however it should be noted this, along with all stock in the lake, is the property of the current Tenant and is therefore excluded from this sale.

The Fishery is currently leased out with a remaining term of just under six years and a passing rent of £5,000 per annum.



## SITUATION

The Site is situated immediately south west of Charlton, outside the A343 Ring Road. The Fishery offers a secluded oasis in an otherwise suburban setting but very much benefits from this in a wider context, being one of the most accessible fisheries in the region.

The A343 is accessible almost immediately from the Site leading to the A303, meaning Winchester, Newbury and Basingstoke are all within a 30 minute drive.

## LAND

The Fishery is located on the site of former water cress beds meaning there are also a number of smaller bodies of still and flowing water on the Site. The area surrounding the lake is established native mixed woodland, giving the Fishery a wonderfully scenic and secluded atmosphere.

There are a number of other bodies of water surrounding the main lake which could offer secondary lakes.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale as a whole by private treaty.

### Rights of Way and Easements

There are no rights of way crossing the property.

### Services

Mains water and electricity are available to the Site.

### Planning

There are no outstanding planning applications directly attached to the property. A planning history of the property is available from BCM.

### Tenure and Possession

Freehold subject to the current lease which expires in 2030.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Local Authority

Test Valley Borough Council

### Mobile Phone Coverage

Good mobile phone coverage available (Ofcom).

### Postcode

SP10 4AH

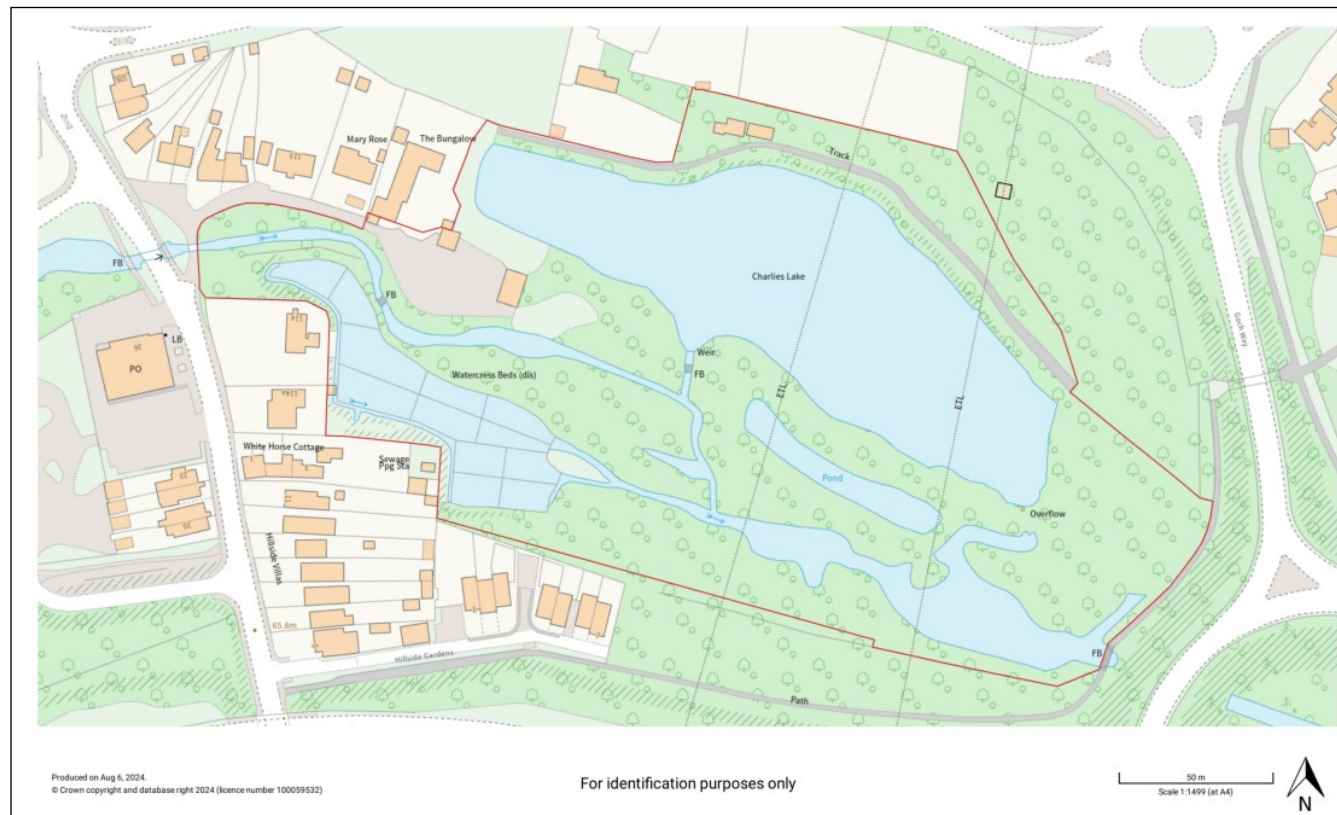
### Directions

Leave the A303 at the West Portway exit and head north on the A343. Continue straight over the first two roundabout and at the third take the first exit onto Goch Way. At the next roundabout once again take the first exit, staying on Goch Way. At the next roundabout with the Royal Oak opposite, take the first exit and then turn left immediately onto a small residential road. Follow this road and you will arrive in the Fishery car park.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM tested them.



///ambushed.splint.sideboard

### Viewings

Strictly by appointment with the selling agents only.

### Selling Agents

Lily Walker  
The Old Dairy, Sutton Scotney, Winchester  
SO21 3NZ  
t: 01962 765 077 e: [lwalker@bcm.co.uk](mailto:lwalker@bcm.co.uk)

Michael Brown, BCM LLP  
Sunrise Hill Yard, East Ilsley, Newbury RG20  
7LY  
t 01865 817 103 e: [mbrown@bcm.co.uk](mailto:mbrown@bcm.co.uk)

NB These particulars are as at June 2024.





#### WINCHESTER

T 01962 763 900  
E [info@bcm.co.uk](mailto:info@bcm.co.uk)

#### ISLE OF WIGHT

T 01983 828 805  
E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

#### OXFORD

T 01865 817 105  
E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)

#### PETERSFIELD

T 01730 262 600  
E [info@wilsonhill.co.uk](mailto:info@wilsonhill.co.uk)

