



FennWright
Water & Leisure

The Brambridge Fishery, Otterbourne, Hampshire

An exceptional fly fishery on the River Itchen Navigation

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CHARTERED SURVEYORS, LAND & PROPERTY AGENTS



Introduction

Brambridge is an exceptional wild trout and grayling fishery situated between Otterbourne and Colden Common, on the lower Itchen Navigation. The fishery offers a total of 1,522 metres of double bank fishing and extends to 8.93 acres (3.6 ha) of land.

Location

The fishing at Brambridge is located within easy reach of Winchester (6 miles) and Southampton (8 miles). It is very well situated to take full advantage of good road and rail communications, with junction 12 of the M3 located just 1.5 miles to the west of the property and mainline train services to London Waterloo from Shawford, 3 miles north of the property, in just 70 minutes. Southampton Airport at Eastleigh is also well placed, being approximately 4.5 miles to the south.

Access

The fishery is prominently accessed from the west (right hand) bank. There are padlock-controlled gates at the top of the beat off Kiln Lane and at the bottom of the beat off Highbridge Road.

There is also a right of vehicular access across the fields. Though not currently used, planning permission has been granted for parking in the copse on the east bank land, at the top of the beat.

The Fishery

The fishing at Brambridge covers both banks along the full extent from Kiln Lane to Allbrook Road, a length of approximately 1,665 yards (1,522 meters) and offers varied and interesting fishing.

The beat has been in the hands of the current owners since 1970 and since then has undergone a steady process of improvement. The original tow path runs along the eastern bank of the property and forms part of Itchen Way footpath.

The top 200 metres is fast water and as well as being interesting trout fishing, offers what a member of the English Fly Fishing Team described as “possibly the best Grayling fishing in Hampshire”. The first sluice down to the old lock gates provides classic dry fly fishing and the “turning pool” below provides gravel spawning grounds with an abundance of smaller trout, grayling and salmon parr.



Below this stretch is a calmer, more traditional flow with open banks, offering fishing for all skill levels. This leads to a slower flowing length where the larger fish abound and may still be caught when fish are proving challenging in the top two sections. Below this stretch is a faster length offering more challenging fishing which is much loved by the owners and more experienced fisherman.

Fish Stock

The Itchen navigation supports a wild population of brown trout together with good numbers of grayling throughout the beat. The PSFFA supplements the wild stocks by regular and controlled stockings of brown trout sourced from local suppliers. Stocking and detailed catch records available upon request.

Fishery Improvement

Brambridge has benefitted from a number of river restoration projects under the current owners' tenure including; a project undertaken by The Wessex Rivers Trust to improve salmon spawning, together with works to increase the already abundant insect life and provide cover for small fry from predators through the creation of a number of brushwood berms.

Occupation & Income

The Fishery is currently let on an annual agreement to the Portsmouth Services Fly Fishing Association (PSFFA) with fishing undertaken via a booking system. Details of the agreement available upon request. The current owners retain 1 rod at all times and the right to close the beat for their own purposes 12 times per year.

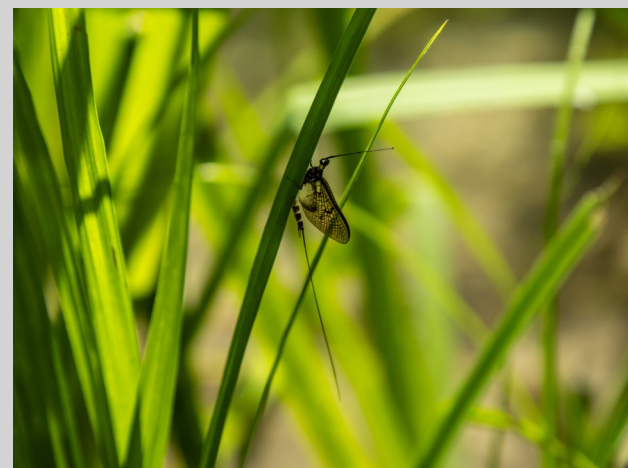
Maintenance

The PSFFA keeps undertake regular maintenance of the fishery, keeping the river and banks in excellent condition.

The Land

The Navigation and adjacent land is designated as SAC and SSSI. The original towpath runs along the left bank, now designated by HCC as part of "The Itchen way " as a result this side is rarely fished and over the last decade a plan has been put in place to improve bank side protection which includes floating berms for better young fish protection.

The left bank woodland of approx. 1 acre (Two Bridges Copse) lies between the Navigation and river at Kiln Lane. This has been left unmanaged to allow for natural seasonal flooding, this being said, the higher ground has not flooded in the current owners' tenure.



The land to the South and West of the beat is as indicated on the accompanying map. It is managed, leaving about a metre of wild bankside vegetation, then a few metres of mown grass for easy access, with a backdrop of wild woodland up to the railway boundary. The land and banks total about 9 acres.

Agents' Notes

Tenure & Possession

The fishery is for sale freehold subject to the PSFFA agreement. The timber, sporting and mineral rights are sold with the property in so far as they are owned.

Fixtures, Fittings & Stock

Fenn Wright and 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, 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.

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 with Fenn Wright or Giles Wheeler Bennett.

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Directions

To be obtained from the joint agents. Viewing strictly by prior appointment only. No unauthorised viewings.

Safety Note to 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!

Fenn Wright

Water & Leisure

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