



# RED HILL FISHERY

WONASTOW ROAD | MONMOUTH | MONMOUTHSHIRE









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REDHILL FISHERY OFFERS A RARE OPPORTUNITY TO PURCHASE AN ESTABLISHED AND WELL REGARDED COURSE FISHERY WITH FIVE WELL STOCKED LAKES IN A CONVENIENT AND ACCESSIBLE LOCATION.

Redhill Fishery is extremely well located just outside Monmouth, with excellent access to the A40. The property has significant potential to further develop the site with far reaching views across the countryside.

## FOR SALE AS A WHOLE

- Five well stocked fishing lakes holding a variety of course species •
  - 118 pegs in total •
- Excellent building with storage, canteen and an additional welfare unit •
  - Additional paddocks provide huge potential to develop tourist led enterprises (STPP) •
  - Superb location near Monmouth Town •
  - Great accessibility via the A40 connecting directly to M50 at Ross-on-Wye and via the A449 and the M4 at Newport •
    - Offered For Sale by Private Treaty •
    - Freehold with vacant possession •

## DISTANCES FROM RED HILL FISHERY

Monmouth 1.6 miles • Raglan 6.1 miles • Ross-on-Wye 12.5 miles  
Abergavenny 15.6 miles • Chepstow 16.5 miles • Hereford 22.2 miles  
Newport 24.9 miles • Bristol 33.9 miles • Cardiff 38.8 miles  
London 141.0 miles • Bristol Airport 43.2 miles • Cardiff Airport 52.7 miles  
Birmingham Airport 79.5 miles • Abergavenny Train Station 14.6 miles  
Chepstow Train Station 17.0 miles • Newport Station 24.4 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

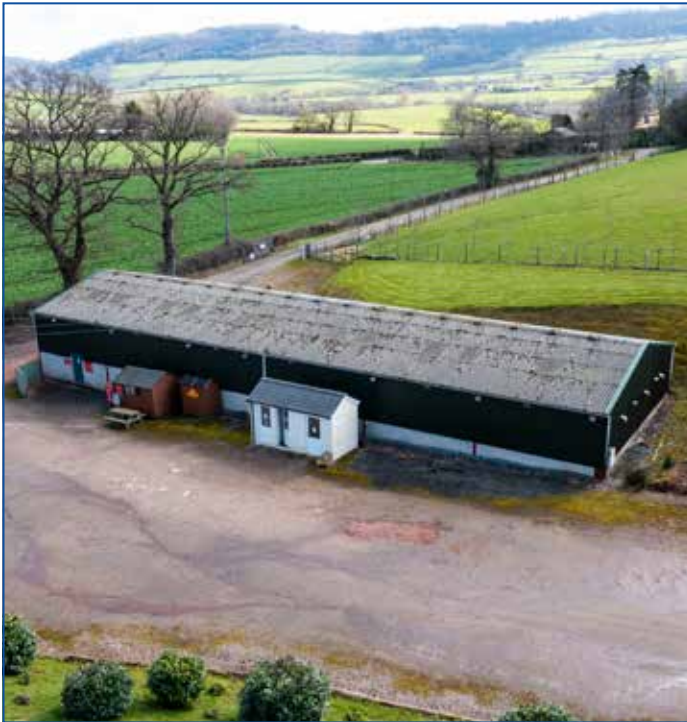




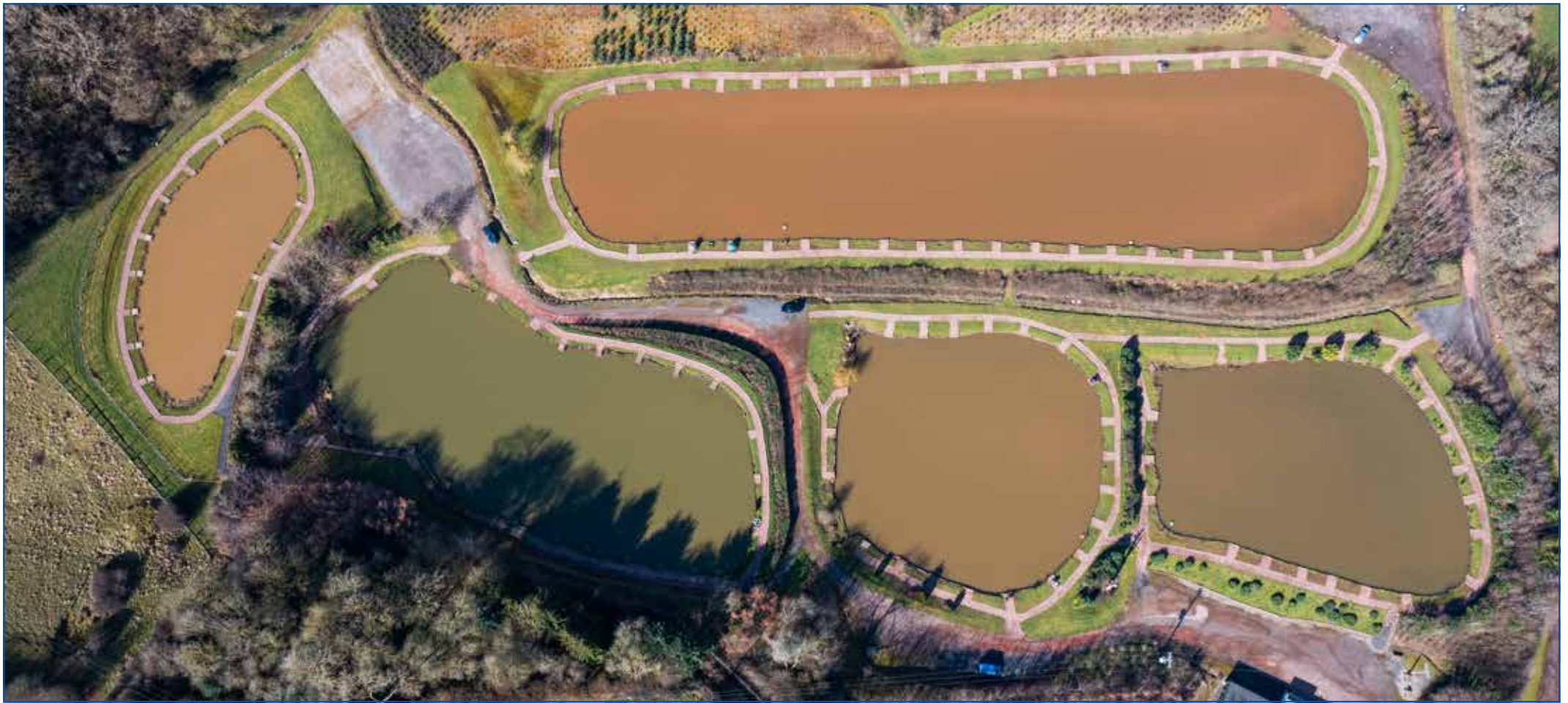
## LOCATION & SITUATION

There are good connections to the main road network leading to M50, M4 and M5, making this an excellent location for commuting to the wider region. Monmouth boasts excellent schools including Haberdashers independent boys' and girls' schools, Llangattock independent School, Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.









## RED HILL FISHERY

Red Hill Fishery provides the rare opportunity to acquire an established and developed course fishing establishment with five well stocked fishing lakes hosting 118 pegs, a large agricultural building and paddocks.

Red Hill is an award-winning fishery which hosts a large number of match days throughout the year with daily weights often exceeding 350lbs and competitions run by angling clubs from all over the country.

Given the accessibility to and around the site with gravelled tracks to each peg, ample parking and well managed swims Red Hill has become known locally as one of the best course fisheries in the area as well as being well suited to anglers of all abilities. The site is completely otter fenced for security and the protection of the fish numbers.

The agricultural building (120ft x 40ft) provides excellent storage space for machinery and equipment for the maintenance of the property but also houses a meeting room with ample room for meeting and greeting visitors especially on match days. There is also a welfare block on site draining to a private septic tank.

The additional land provides extensive opportunity to develop tourism led enterprises (STPP) which would benefit from the private and water front setting, yet within easy reach of Monmouth Town and all that it has to offer visitors to the area.

The lakes themselves are outlined below;

**Penny's** - established in 2007, this 40-peg lake is well stocked with a variety of species - Common Carp, F1s, Tench, Roach, Rudd, Barbel, Chub, Bream and Golden Tench. Depths vary from 2ft - 14ft down the middle.

**Sophie's** - one of the original pools at Redhill with 20 pegs. Sophie's is many anglers' favourite. It holds a significant number of Mirror and Common carp to double figures, as well as good sized Tench, Roach & Rudd.

**Molly's** - Another popular pool with 21 pegs and similar depths and characteristics is Molly's. In addition to the Common and Mirror Carp, Molly's also has Ghost Carp to 12lb and skimmer Bream.

**Tilly's** - The original pool at Redhill, with over 24 pegs offering specimen carp to over 20lbs, as well as quality Tench, Roach, Rudd, Bream and Chub.

**Micky's** - A smaller lake with just 13 pegs has recently been added at the top end of the complex. Micky's holds a very healthy stock of prime carp to 7lbs, plus some nice Tench.

Red Hill offers a truly unique opportunity to further develop the existing offering or develop the site further to add additional income streams providing a truly diversified enterprise should a purchaser wish.





# RED HILL FISHERY



GROSS INTERNAL AREA  
TOTAL: 544 m<sup>2</sup>/5,853 sq ft  
FLOOR 1: 467 m<sup>2</sup>/5,029 sq ft, FLOOR 2: 77 m<sup>2</sup>/824 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## KEY INFORMATION

**Services:** Private water (borehole), mains electricity (3 phase), private drainage by way of a septic tank.

Interested parties should satisfy themselves upon the availability and connection of all / further services and utilities and rely upon their own enquiries.

**Council Tax Band:** Not Applicable

**Sale Method:** Private Treaty

**Local Planning Authority:** Monmouthshire County Council.  
Telephone: 01633 644 644.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

There is a right of way to extract timber from Lady Grove Wood which crosses the Property.

**Directions:** From Monmouth, take the Wonastow Road west out of Monmouth. Continue past the industrial and commercial units and at the bend take the left towards Wonastow. Continue up the hill for approximately 300 yards. The entrance to the Property is on the right-hand side and is signed, Red Hill Fishery.

A For Sale board will also be located at the entrance to the property.

**Viewings:** Strictly by appointment with the selling agents.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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