



FOR SALE

Mixed use smallholding, farmhouse and coarse fishery

Oakford Farm, Nounsley, Hatfield Peverel, Essex

AVAILABLE AREA

Site Area of 7.5 acres
3 coarse fishing lakes
5 Bedroom Residence

IN BRIEF

- » Attractive mixed use small holding in a village location
- » Coarse fishery with three mature lakes set in 7.5 acres
- » Five bedroom versatile farmhouse with garage and summerhouse
- » Five occupied barn units
- » Income generated from coarse fishery and rental units

LOCATION

The property is situated within the hamlet of Nounsley, less than 1 mile from Hatfield Peverel village and 1.5 miles from the A12 (J.20A). Hatfield Peverel Railway Station is within easy access, offering direct links to London Liverpool Street. The village offers a range of local amenities and is home to a selection of pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

DESCRIPTION

Oakford Farm is an attractive mixed use property in a rural setting, located in the Hamlet of Nounsley, close to the village of Hatfield Peverel. The property comprises a five bedroom farmhouse, summerhouse, together with a three lake coarse fishing complex and a converted barn containing five let units. The property and grounds extend to a total of 7.5 acres (3.0 Ha).

OAKFORD FARM FISHERY

The fishery was created in 1993 with the excavation of three main made lakes fed by a combination of ground water and the adjacent brook. The current owners took over the operation in 2006 and have built a reputation for good quality match and pleasure coarse fishing, with club and open matches currently offered, together with limited membership. All three lakes are well stocked with mixed coarse fish species including carp, tench, bream, golden orfe, roach and rudd.

Top Lake—extending to 0.6 acres with an average depth of 3.5ft and 23 pegs. The newest lake situated at the top of the site, a purpose built match and pleasure lake with a long central island.

Middle Lake—extending to 0.7 acres with an average depth of 3.5ft and 21 pegs. Situated close to the car park with central island and tree lined margins.

Small Lake—extending to 0.16 acres with an average depth of 3.5ft and 10 pegs.



OAKFORD FARMHOUSE

Occupying an elevated position overlooking the lakes, Oakford Farmhouse is a five bedroom detached dwelling of brick construction with partial render, benefitting from a separate concrete drive off the main access. A substantial family home with versatile accommodation including a lounge with feature brick fire place, a conservatory/boot room and five double bedrooms. The dwelling was originally constructed in 1988 and comprises the following accommodation:

Ground Floor

Covered porch leading to;
Hallway and cloakroom
Lounge
Dining room
Office/Study
Kitchen and Utility
Conservatory/ Boot room

First Floor

Landing
Bedroom 1 with ensuite bathroom
Bedroom 2
Family Bathroom
Bedroom 3
Bedroom 4
Bedroom 5

OUTSIDE

The dwelling has a detached double garage accessed off the main drive with ample parking to the front. There is a south facing garden extending to approx. 0.25 acres enclosed by a mature hedge border, with private patio area to the south and eastern elevation. At the end of the garden is a recently completed summerhouse extending to 9m x 4m with services connected and separate W.C.





OAKFORD FARM BARNs

A large barn (approx. 12m x 32m) comprising five units constructed from a timber pole frame, concrete floor and sheet metal roof. The units benefit from 3-phase electricity connection and mains water supplies with separate meters. All units are currently occupied.

INCOME & EXPENDITURE

The property currently benefits from a total rent received from the five occupied units in the region of £19,000 p.a. The fishery income is derived from a combination of match bookings together with a limited number of members. Income and expenditure information available from the agents.

FACILITIES

The fishery has the benefit of an angler's W.C. in a small breeze block building together with ancillary storage buildings for fishery equipment located adjacent to the Middle Lake car park.

SERVICES

The property benefits from 3 phase electricity supply, together with mains water. Private drainage system.

OUTGOINGS

Council Tax Band G Rates payable 2025/26 - £3,689
Business Rates - Rateable value (units 1-5) up to £5,500.
Rates payable - £Nil (units currently qualify for 100% rate relief).

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 the commercial fixtures and fittings and fish stocks within the lakes. 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.

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 sole agents Fenn Wright.

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ENERGY PERFORMANCE

Oakford House - EPC D

LOCAL AUTHORITY

Braintree District Council

DIRECTIONS

Available from the agents. Postcode: CM3 2NG

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!



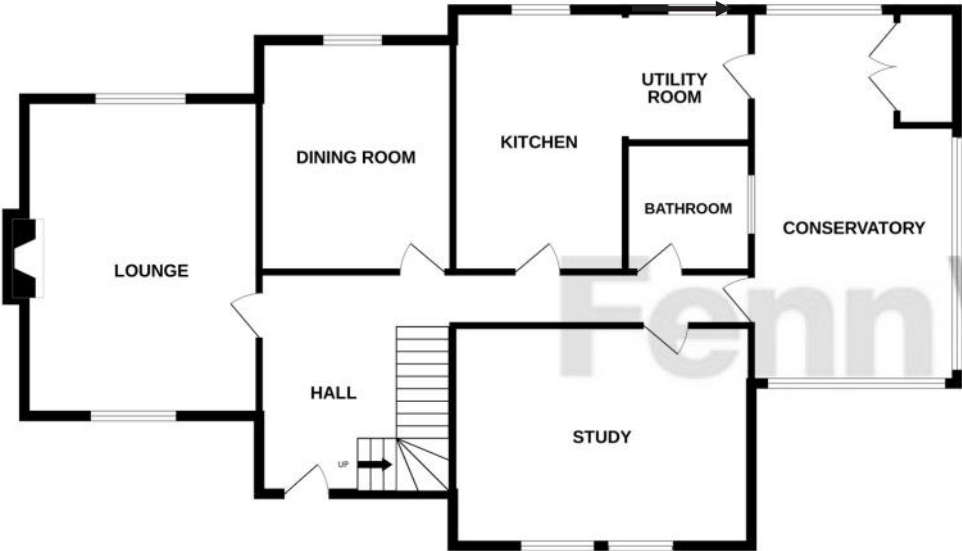


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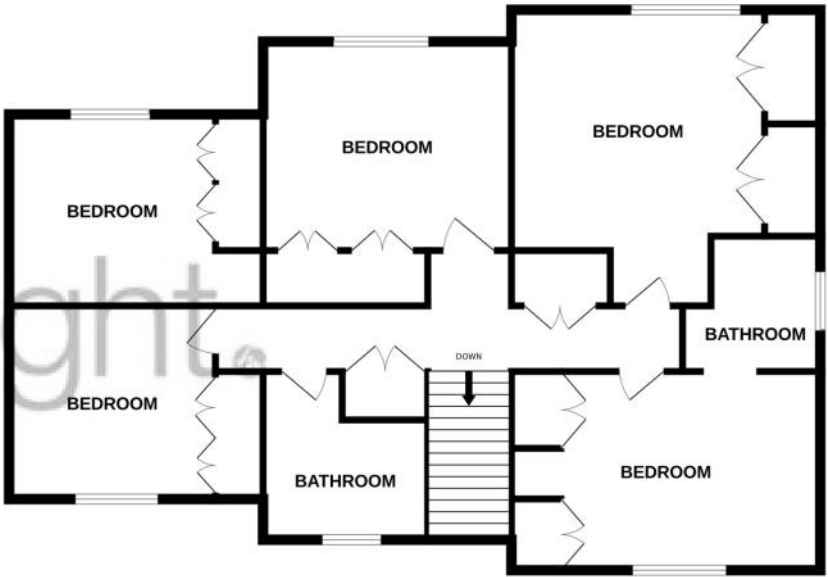
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Floor Plan - Oakford Farmhouse

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

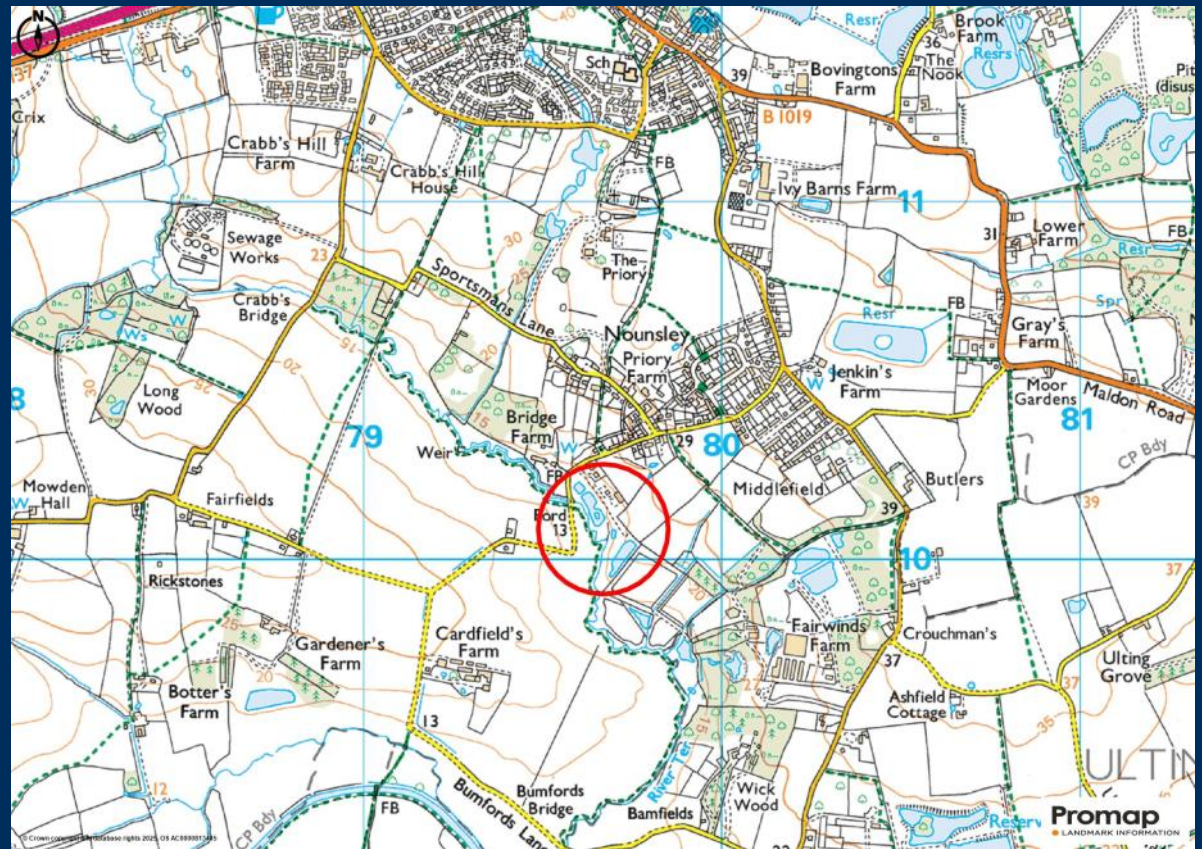
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