



HORN MILL TROUT FARM

Exton, Rutland

Diversified Business Opportunity

Richardson

savills

DISTANCES

Oakham 6 miles
Stamford 7 miles
Peterborough 20 miles

(All distances are approximate, your attention is drawn to the important notice on the back page).

SUMMARY

The property has operated as a commercial fishery for the past 20 years, over this time the business has evolved with the creation of an Osprey photography business. The two businesses operate in tandem.

SITUATION

The property is situated to the east of the village of Exton which has a public house and primary school, the larger village of Empingham lies to the south and has a wider range of amenities including a doctor's surgery and village shop.

The market town of Stamford lies 7 miles to the east and has a wide variety of amenities including supermarkets, independent shops and a wide range of restaurants and public houses. Stamford also benefits from a train station with regular trains to Peterborough, where there are frequent trains to London taking approximately 50 minutes to Kings Cross. The A1 lies 2 miles to the north east and provides access to the north and south of the country.





THE PROPERTY

The property is accessed directly from the public highway with a track running down from the public road to the ponds. The site extends to 4.19 acres (1.70 hectares). There are five ponds that are used for the breeding of trout for sale to the fishing market. These five ponds are all covered by netting and fencing to protect against predators damaging the trout, all ponds benefit from aerators.

There are two buildings located on the site, one of which is used for the rearing of fish, while the other building is used for storage of equipment and feedstock. The storage building was constructed in 2023 and has a steel frame, concrete walling and corrugated roof panelling.

The largest pool on the site is left intentionally unprotected, this is to encourage nature and wildlife. The pool is stocked with trout. The principal species that are found to be fishing the pool are Ospreys, they tend to reside at Rutland Water when in the UK and they visit the pool to provide food for chicks back in the nest.

A purpose built hide has been created, which is dug into the ground so that photographers and bird watching enthusiasts can obtain the best views of the Ospreys hunting. From the 1st April until Mid August dawn and dusk viewings of the Ospreys are offered with 6 parties able to view the Ospreys in one session. This business generates an income of circa £100,000 per annum.

Water for the site is provided from a limestone spring that pumps from the aquifer with an abstraction licence in place for this operation. The site is connected to mains electricity, a three phase connection.

The site offers a range of potential uses going forward, subject to planning permission being obtained.

THE BUSINESS

A full set of accounts for the previous three years are available for interested parties to review. The business and property is available as a going concern trading as River Gwash Trout Farm Limited.



GENERAL INFORMATION

Method of Sale

Horn Mill Trout Farm is being offered for sale by private treaty. Interested parties are recommended to contact the selling agents to register their interest.

Covenants

The selling agents understand that there are covenants across the property, that benefit the adjoining residential property, they relate to the use of the site for agricultural purposes only.

Tenure & Possession

The land and property are offered on a freehold basis with vacant possession.

Solicitor

Buckles
Grant House
101 Bourges Boulevard
Peterborough

Alastair Gunn
Alastair.Gunn@buckles-law.co.uk





Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or interpretation of any of them, such suggestions shall be referred to the selling agent whose decisions acting as expert shall be final.

VAT

In the event that the sale of the property, or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

Sporting, Mineral and Timber

In so far as they are owned, rights of sporting, mineral and timber are included in the sale.

Easements, Rights of Way, and Restrictions

The rights is offered for sale subject to of all rights of way, either public or private, all easements and wayleaves, whether specifically mentioned or not.

Local Authority

Rutland County Council
Catmose
Oakham
LE15 6HP

TUPE

Where appropriate, the purchaser(s) will be responsible for complying with the statutory provision of the Transfer of Undertakings (Protection of Employment) Regulations 2006

(TUPE) in relation to employees on the property. Further details are available from the selling agents.



HEALTH AND SAFETY

Given the potential hazards of a working farm we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the open bodies of water.

DIRECTIONS

Horn Mill Trout Farm, Tickencote Road, Oakham LE15 8BA

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VIEWINGS

Strictly by appointment with the joint selling agents Savills and Richardsons, all parties viewing must be in possession of a copy of these particulars.

Henry King

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Charles Richardson

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07966 264039



IMPORTANT NOTICE

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