



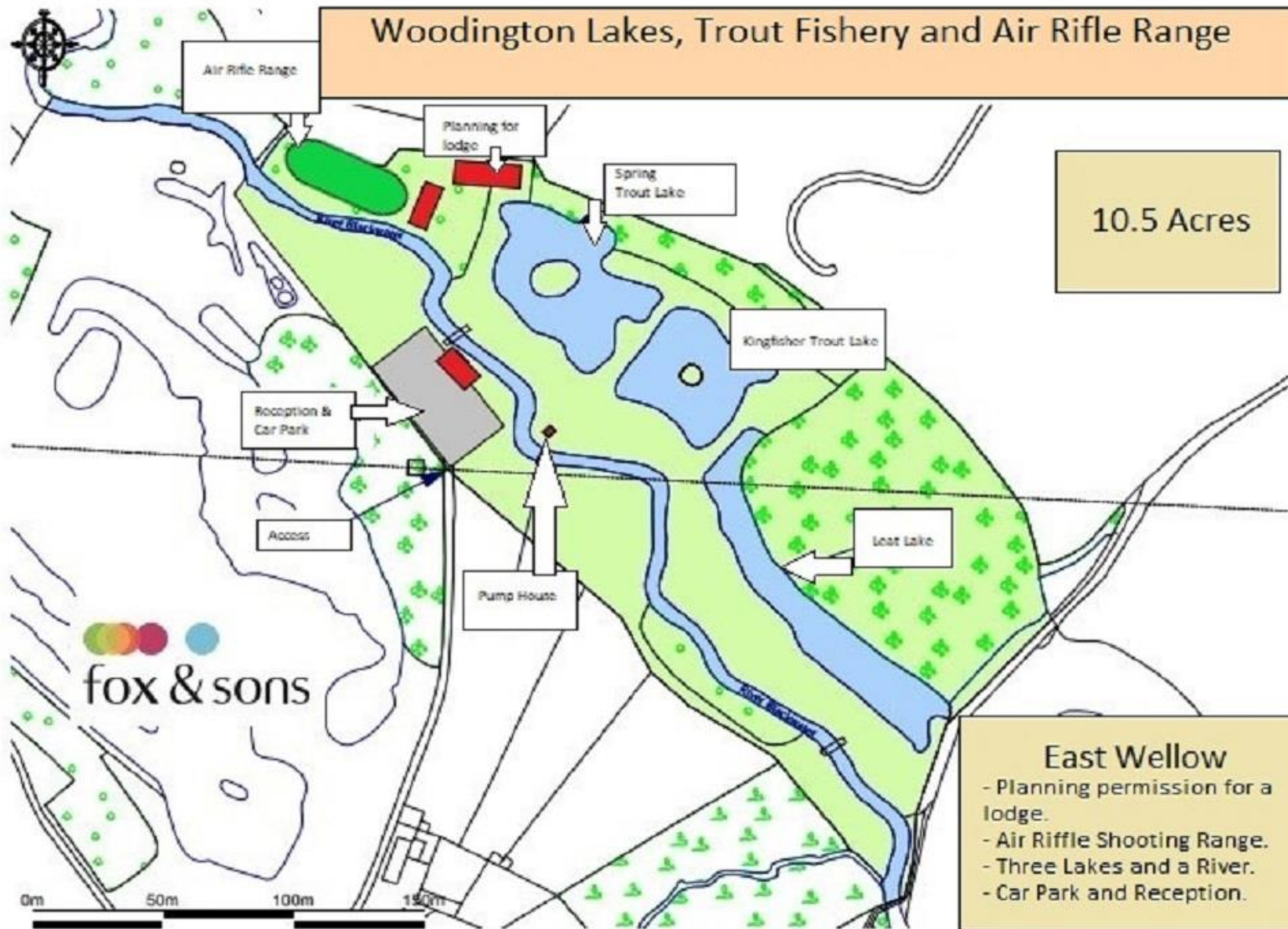
**Woodington Lakes, Romsey Road, East Wellow, Romsey, SO51 6BG**

**welcome to**

**Woodington Lakes, Romsey Road, East Wellow, Romsey**

Welcome to Woodington Lakes Trout fishery and Air Rifle Range. Spread across 10.5 acres of land, lakes and rivers. Benefiting from three lakes, a river, air rifle shooting range and planning permissions for another outbuilding/lodge.





### Spring Trout Lake

Extending to 0.6 acres, Spring lake is a gravel bottomed lake with clear waters, stocked with Rainbow and Brown Trout between 2-6lbs. A central island offers two or three deep areas around it, with easy casting for less experienced anglers

### Kingfisher Trout Lake

Extending to 0.45 acres, Kingfisher lake is also a gravel bottomed lake with clear waters, stocked with Rainbow and Brown Trout between 2-6lbs. The clear waters allow for fish to be taken using "stalking tactics".

### Leat Lake

Extending to 0.5 acres, The Leat is a deeper lake which has been used historically as a catch and kill/ catch and release lake all year round, with fishing from a single bank.

### Blackwater River

Running adjacent to the lakes is The River Blackwater, a tributary to the renowned River Test, offering a variety of interesting features and swims. The property provides a double bank stretch of approximately 430 metres that holds a variety of course fish in addition to Brown Trout, Sea Trout & Grayling.

### Outbuildings

- Timber cabin currently used as a reception/shelter
- Pump house which provides storage
- Planning Permission for 13.4m x 7.90m Logde. Completed foundations. Please see map. Planning ref is 18/01514/FULLS
- Eight bay air rifle shooting range with approved planning.
- Car Park and reception area.

welcome to

## Woodington Lakes, Romsey Road, East Wellow, Romsey

- 10.5 acres of land and woodland.
- Three lakes and double bank fishing on River Blackwater.
- Air rifle range.
- Large car park.
- Planning permission for lodge and welfare facilities.

Tenure: Freehold EPC Rating: Exempt

# £695,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RMY104798](https://fox-and-sons.co.uk/Property/RMY104798)



Property Ref:  
RMY104798 - 0006

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