



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



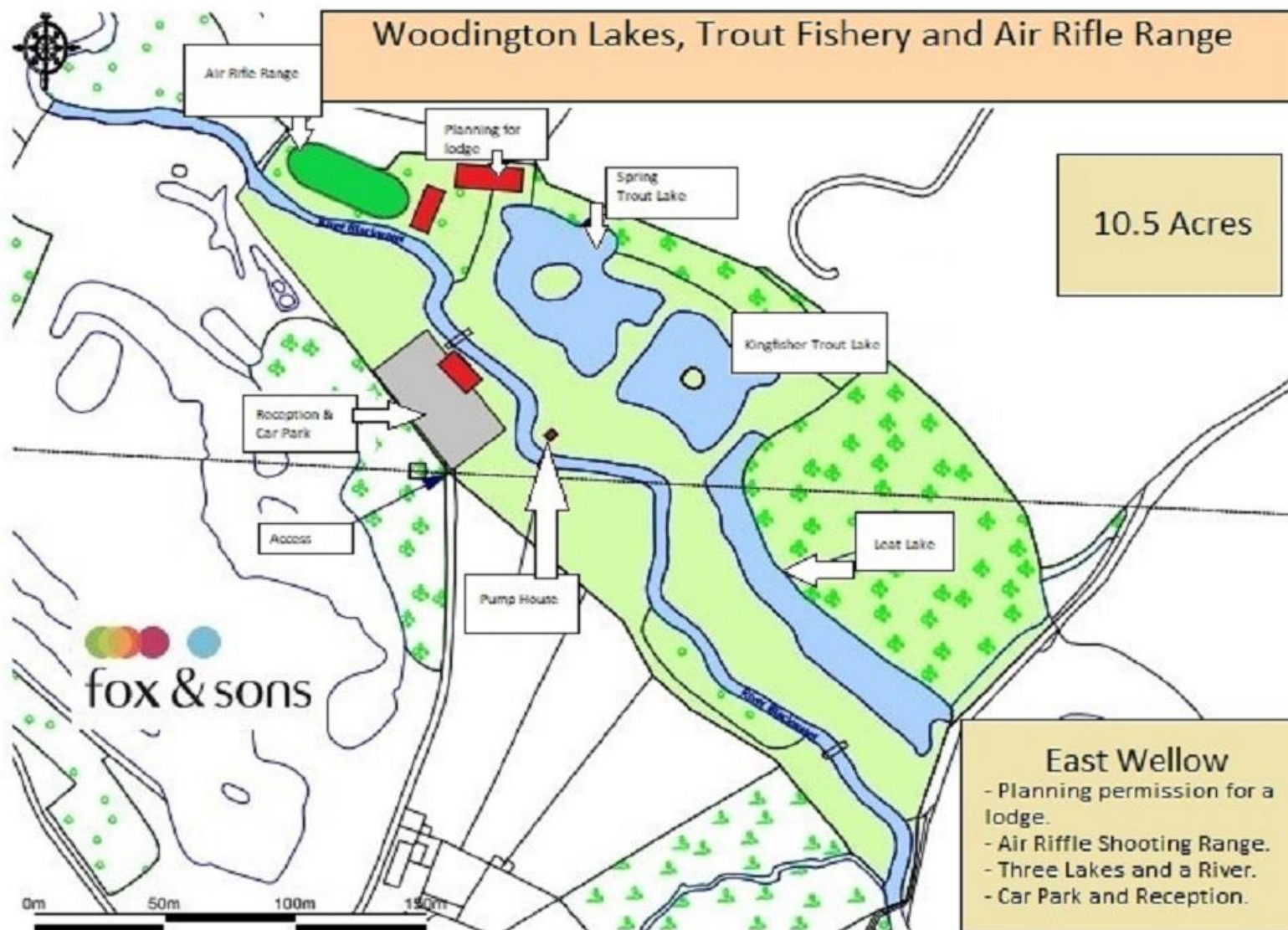
**welcome to**

**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. Woodington Lakes has great potential for business diversification whether as business premises for corporate or other events, mental health and wellness facilities or camping.







### 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

# £650,000



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 - 0007

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