



FennWright
Water & Leisure

Withern Mill, Withern, Alford, Lincolnshire

Mixed use trout fishery, fish farm and former mill set within 17 acres



Introduction

Withern Mill is a mixed use leisure property situated on the edge of the Lincolnshire Wolds. The property comprises an established trout fishery and fish farm fed by the River Great Eau, together with a touring caravan site and former mill building, set within 16.7 acres (6.7 ha).

Location

The property is situated on the edge of the village of Withern. The town of Alford is situated 5 miles to the south with the popular market town of Louth approximately 9 miles north. Lincoln - 35 miles, Humberside airport - 34 miles.

Withern Mill

Accessed via a private drive, the 18th century former mill building overlooks the River Great Eau chalk stream and mill pool. One of the few chalk streams in Lincolnshire, the water supplying the Great Eau is filtered through the chalk aquifer, producing excellent water quality. The mill was a water-driven corn mill and retains many of the original features. The brick and pantile three storey building extends to approximately 2,175 sq ft. The mill has planning permission to be converted to a six bedroom residential dwelling.

Trout Fishery

Withern Mill Trout Fishery comprises five interconnected lakes extending to a total of 2.6 acres of water. Constructed adjacent to the main river, with an independently controlled water supply. The lakes are well established with islands, bays and other features, with average depths of between 12-15ft. There is a large car park above the lakes, with ample parking for visiting anglers.

The lakes are regularly stocked with rainbow, blue and brown trout between 2-10lbs. In addition to the lakes is approximately 700m of fishing rights on the River Great Eau which contains grayling and wild brown trout.

Fish Farm

The River Great Eau provides excellent quality water to the fish farm. The water is supplied directly from the river, into the 16 raceways, concrete pools and hatchery, all gravity fed. Although currently not in use, the farm was successfully reared trout for both the table and restocking. Further details available upon request.



Touring Caravan Site

Situated at the northern end of the property overlooking the mill pool, a 5cl touring caravan site with hardstanding. All pitches have electric and hook-ups, together with access to an outside W.C. and chemical disposal point.

Paddock Land

Located to the west of the fish farm is a block of grass extending to approx. 4.8 acres, suitable for a variety of uses.

Storage Barn

A steel portal framed storage building with concrete floor, extending to approximately 10m x 10m.

Planning

The property benefits from the following planning permissions:

N/212/00867/15 – Prior Approval for Mill to be converted to a dwelling.
Granted - 01/05/2015.

N/212/02254/21 - Prior approval renewed for conversion to a dwelling
Granted - 24/12/2021

Income

The fishery operates as a trout fishery offering both catch and release and catch and keep tickets. Additional income is generated from the touring caravan site and historically the fish farm. Further information available upon request.

Abstraction Licence

The property has the benefit of a borehole, together with an abstraction licence. Further details available upon request.

Services

Mains water, mains electricity and septic tank drainage.

Website

withernmilltroutfarm.co.uk/

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. 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 Fenn Wright.

Important Notice

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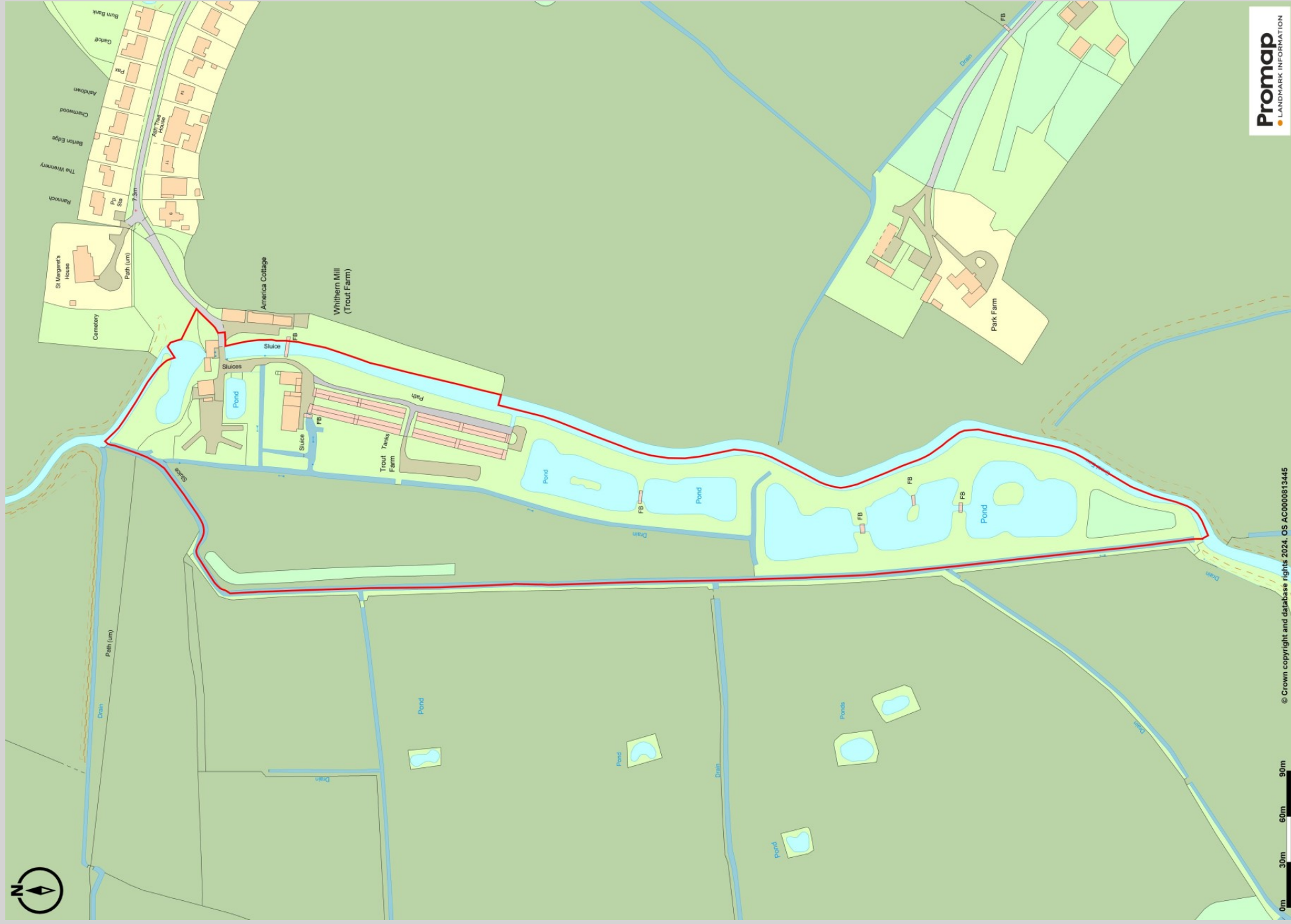
Local Authority
East Lindsey District Council

Directions

To be obtained from the agents. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is LN13 0NG.

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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Fenn Wright

Water & Leisure

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