



**FennWright**  
Water & Leisure

Hawkhurst Fish Farm, Hawkhurst, Kent

Renowned coarse fishing complex and mixed use estate





### Introduction

Hawkhurst Fish Farm is a diverse, income generating property situated in a rural location within the High Weald Area of Outstanding Natural Beauty. A unique property comprising a renowned coarse fishing complex with 9 lakes and 3 stock ponds, together with a waterside café, commercial office and retail units and Heron's Rest; a six bedroom residential dwelling. Set within mature landscaped grounds extending to 26.3 acres (10.6 Ha).

### Location

The property is located 1 mile south of the village of Hawkhurst, with direct access from the B2244 onto the main entrance. Hawkhurst is a thriving and well served village offering a range of local amenities including a Waitrose supermarket, post office and cinema. The larger towns of Royal Tunbridge Wells, Wadhurst and Heathfield are all within a 10 mile radius.

The area has excellent road and rail links from the A21 at Hurst Green which provides access to the south coast and the M25, with easy access to Heathrow and Gatwick international airports as well as the Channel Tunnel. Mainline rail services to London Bridge, Charing Cross and Cannon Street from Etchingham (4.5 miles), Staplehurst (11 miles) and Tunbridge Wells (14 miles).

The local area benefits from a number of well-regarded private, state and grammar schools including Cranbrook Grammar and Dulwich Preparatory School, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Holmewood House Preparatory School in Langton Green, Tonbridge School and Kent College at Pembury.

There are a number of excellent recreational facilities locally including Dale Hill, Chart Hills, and Crowborough Beacon golf courses. Sailing and boating at Bewl Water, Horse racing at Goodwood, Lingfield and Brighton, as well as motor racing at Goodwood and Brands Hatch. Cranbrook 4.5 miles, Royal Tunbridge Wells 12 miles, Hastings 12 miles.

### Hawkhurst Fish Farm

The HFF site was acquired in 1989 as agricultural land and has been developed from the ground up with meticulous attention to detail by the current owners over the last 35 years. After initially starting a koi farming operation, the site was subsequently relandscaped into an extensive coarse fishing complex, offering 9 lakes and 3 stock ponds, with ancillary uses including retail and café. Alongside the fishery, the farm also diversified into offering space for a range of local businesses, providing retail and office accommodation. Now a thriving fishing complex and local business hub, the property is for sale due to the owners retiring.





## The Fishery

The impressive 9 lake complex has been created over a period of 30 years, with purpose built, mature lakes constructed to offer a variety of fishing to visiting anglers including specimen, match, pleasure and junior lakes. The fishery has a custom made compressed air aeration system constructed on a ring main under the lakes and operated from a central point. This aids water quality and overall lake health. HFF caters for experienced and novice anglers alike and is regarded as one of the very best coarse fisheries in the country.

The lakes are fed by a combination of ground and spring water, comprising:

**Match Lake** - Extending to 1.0 acre with an average depth of 8ft and 20 swims. A purpose built match lake, recently desilted, relandscaped with new pegs.

**Main Lake** - Extending to 3.7 acres with a depth of 4-10 ft and 14 swims. Well known for being one of the most prolific big fish waters in Kent and Sussex.

**Dove Lake** - Extending to 1.3 acres with a depth of 4-9 ft and 8 Swims. An established specimen lake with 2 islands and reed-lined margins.

**Specimen** - Extending to 2.2 acres with a depth of 4-12 ft and 6 Swims. Stocked with approx. 110 specimen fish, operated on a membership basis.

**Four Trees** - Extending to 0.65 acres with an average depth of 3-10 ft and 8 swims. The predator lake, with an impressive stock of pike and catfish.

**Junior Lakes** - Three pools extending to 0.2 acres with a maximum depth of 10ft, can accommodate up to 70 children.

**Quarry** - Extending to 0.65 Acres with an average depth of 8-12 ft and 12 swims. A popular runs water operated on a day ticket basis.

**Stock Ponds** - three stock ponds with a maximum depth of 10ft.

## Fish Stock

All lakes are very well stocked with mixed coarse fish species. Some of the notable fish include, over 100 carp up to 43lbs in Specimen Lake and up to 41lbs Dove Lake. Two rare blue carp originally stocked at 74lbs and 65lbs respectively. A significant stock of large catfish, with a currently uncaught specimen of over 110lbs. An estimated 3,000lbs of fish in Match Lake.

## Fishery Buildings

Situated to the rear of the café is a fishery office together with customer toilets.

## Waterside Café

Situated between the main car park, overlooking main lake, a fully licenced café with a commercial kitchen extending to 1,485 sq ft. The café offers 60 Internal covers and 80 outside on a large terraced area with impressive views across the water. Currently let to a third party occupier with one of the offices.





## Commercial Units

Situated on the northern side of the car park is a timber clad barn offering over 5,700 sq ft of retail and storage accommodation across four units. The units comprise a tackle shop (let to Kent Tackle), together with the bailiff's office and a ceramic café. The northern elevation houses the indoor fish farming unit and a twin tank recirculation system, with two further 1,500 gallon tanks with independent filter system.

The aquatic shop occupies the building adjacent to the café. To the rear of the café is additional office and retail space with three additional barns (4a, 4b & 4c). Two further offices (one occupied by the café) on the first floor. The café, offices and barns extend to 4,874 sq ft. The occupied commercial units, café and barns extend to a total of 11,539 sq ft (1,072 m2).

All buildings have a Fire Alarm System Category L1 installed in 2023. Occupiers are responsible for business rates and utility bills. A summary of the units and occupiers is provided below, a full tenancy schedule available upon request.

Unit (Main Barn)	Occupier	Sq m	Sq ft
1	Slap n Dash (pottery cafe)	117	1,259
2	HFF - Recirculation units	42	452
3	HFF - Recirculation units	38	407
4	Kent Tackle	297	3,197
Bailiff's Office & Feed store	HFF	38	409
<b>Total</b>		<b>532</b>	<b>5,724</b>

Unit (Café)	Occupier	Sq m	Sq ft
<b>Ground Floor</b>			
Café	Waterside Café	138	1,485
Office	HFF	17	183
Aquatic Shop	All Things Aquatic	132	1,421
<b>First Floor</b>			
Office 1	Wealden Laser Clinic	29	312
Office 2	Waterside Café	21	226
<b>Rear Barn</b>			
4a	Kip McGrath Tuition	39	419
4b	The Stitch Barn	38	409
4c	Pink Giraffes Ltd	39	419
<b>Total</b>		<b>453</b>	<b>4,874</b>

Unit (Storage Yard)	Occupier	Sq m	Sq ft
Carpenter's Shed	DB Builders	87	941

## Heron's Rest

Situated at the rear of the site, approached via a 30ft high cascading waterfall made from Norwegian granite, Heron's Rest occupies a private position below the top field, with stunning views over Dove Lake and agricultural land beyond. A six bedroom dwelling arranged over three floors offering 361m2 (3,886 sq ft) of accommodation. Finished to a high standard with bespoke kitchen, internal oak beams and oak floors in the entrance hall and sitting room. Ceramic tile flooring with underfloor heating in the kitchen, conservatory, office and utility. The sitting room benefits from a large open brick fire place. The accommodation briefly comprises:

<b>Ground Floor</b>	
Entrance Hall	
Open plan kitchen & Diner	4.6 x 3m
Lounge	5.8 x 6.1m
Snug	4.4 x 3.1m
Conservatory	8.4 x 6.1m
W.C.	
Study	3.0 x 3.1m
Utility Room	1.9 x 3.1m
Storage/Boot Room	2.5 x 4m

<b>First Floor</b>	
Bedroom 1 (en suite bathroom /walk in wardrobe)	3.3 x 5.5m
Shower Room	
Bedroom 2	2.2 x 3m
Bedroom 3	2.3 x 2.1m
Bedroom 4	3.3 x 3m

<b>Second Floor</b>	
Bedroom 5	3.5 x 3.2m
Bedroom 6	3.5 x 3.2m
Shower Room	

## Garden & Grounds

Heron's Rest has an enclosed rear garden with brick patio and lawn, with a mature border hedge. To the front of the dwelling is a large private driveway with two recently constructed oak framed Cart Lodges, with a triple and twin bay, each with storage above.

## Storage Yard

Situated to the rear of Heron's Rest and screened by the leylandii hedge, a storage yard extending to 1 acre with two storage barns 24m x 12m and 18m x 10m. Carpenter's Shed is currently let to DB Builders. The yard is currently occupied by the vendors' business HFF Construction Ltd, due to be vacated upon completion.

## Planning & Development

The property has planning permission for the existing uses. The units have various planning consents to be used for commercial purposes including class E, retail, fish farming and ceramic studio.







A Lawful Development Certificate was obtained in 2023 for the storage yard to be used in connection with construction/earthwork, specifically storage of machinery and equipment.

#### The Business

Hawkhurst Fish Farm is operated as a coarse fishery, with income derived from a combination of day and night ticket sales, matches and membership. Income available to interested parties, profit and loss accounts available after viewing. In addition, there are currently ten different agreements with various lease terms on the commercial units. The tenancy schedule and rental income is available after viewing.

#### TUPE

HFF currently employs a full-time fishery bailiff and part time bailiff. In addition is a full time secretary, together with part time, seasonal staff. TUPE obligations apply to the sale. Further details available upon request.

#### Services

Mains water and 3-phase electricity connected. Private drainage to septic tanks and soakaways.

#### Website

<https://hawkhurstfishfarm.co.uk/>

Facebook: Hawkhurst Fish Farm

#### Agents' Notes

##### Tenure & Possession

The property is offered for sale freehold subject to existing tenancies.

##### VAT

VAT to be payable in so far as it is applicable to the sale of the property.

##### 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 stock 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 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.

#### Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract.

Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Fenn Wright has authority to make or give any representation or warranty, whether in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the Vendors. No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

#### Rates

Business Rates 2024/2025	Rateable Value	Rates Payable
Hawkhurst Fish Farm	£27,250	£13,597
Business Units (total)	£89,850	(occupiers)

#### Council Tax

2024/2025 - Band G Rates Payable £3,703

#### Energy Performance

Herons Rest	EPC - D	Unit 4	EPC - C
Unit 1	EPC - D	Unit 4a	EPC - B
Unit 2	EPC - B	Unit 4b	EPC - B
Unit 3	EPC - B	Unit 4c	EPC - B
Waterside Café	EPC - D		

#### Local Authority

Tunbridge Wells Borough Council

#### Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is TN18 4RT.



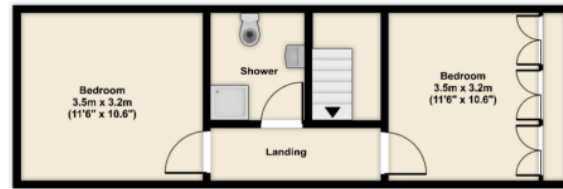




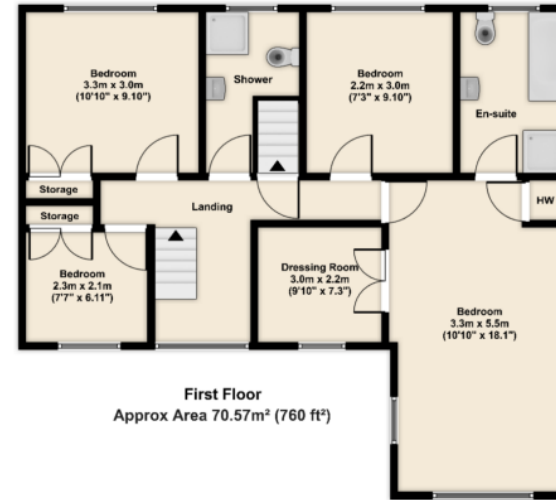




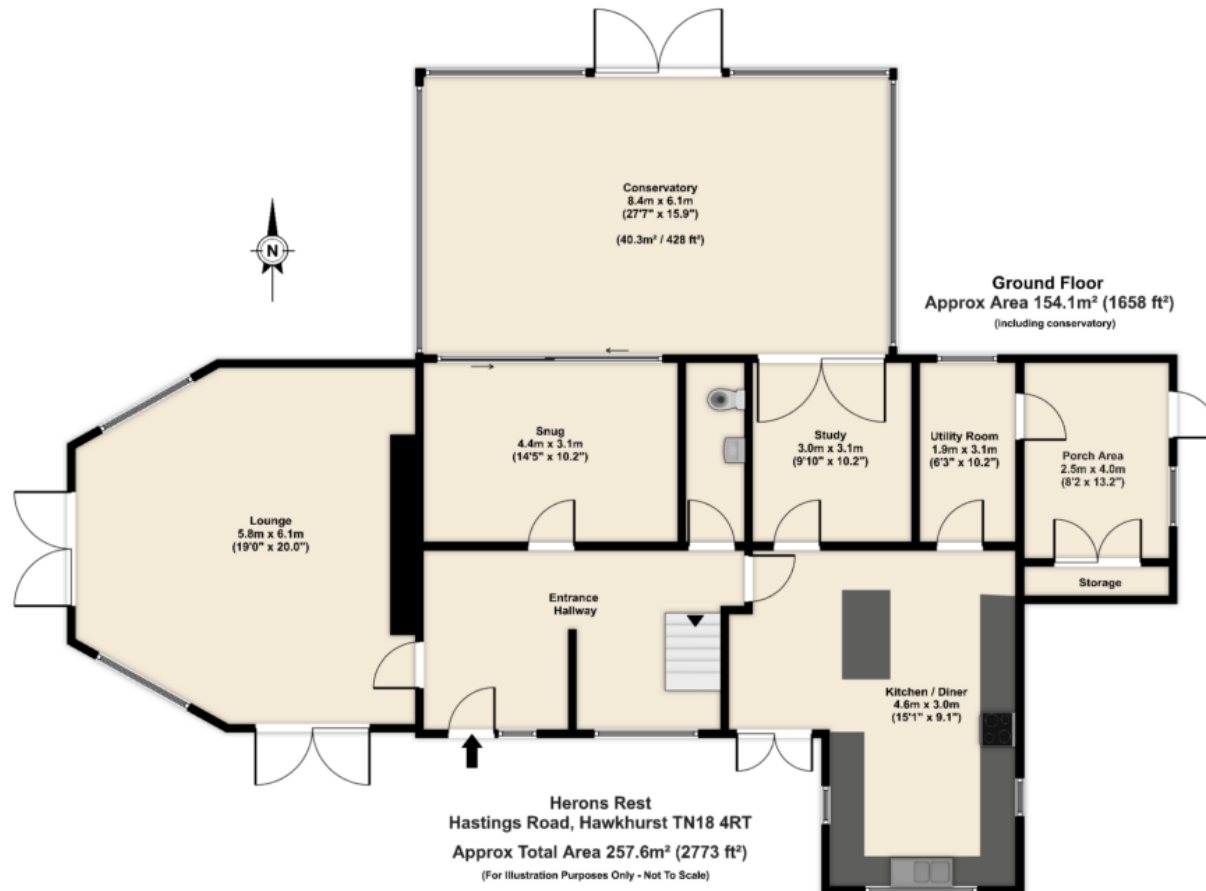
Floor Plan - Heron's Rest



**Second Floor**  
Approx Area 33.0m<sup>2</sup> (355 ft<sup>2</sup>)



**First Floor**  
Approx Area 70.57m<sup>2</sup> (760 ft<sup>2</sup>)



**Ground Floor**  
Approx Area 154.1m<sup>2</sup> (1658 ft<sup>2</sup>)  
(including conservatory)

**Heron's Rest**  
Hastings Road, Hawkhurst TN18 4RT  
Approx Total Area 257.6m<sup>2</sup> (2773 ft<sup>2</sup>)  
(For Illustration Purposes Only - Not To Scale)



# FennWright.

Water & Leisure

Viewing strictly by appointment  
with sole agents:

Fenn Wright  
Water & Leisure Dept.  
1 Tollgate East  
Colchester, Essex,  
CO3 8RQ

Tom J Good BSc (Hons) MRICS

01206 216546

07860 427054

tjg@fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

