

**FOR SALE**

**Specimen carp fishing complex and dwelling**

**Strawberry Fields Fishery, Tunbridge Wells, Kent**

**AVAILABLE AREA**

Site Area of 7.3 acres (2.9 ha)

## IN BRIEF

- » A well-known specimen carp fishing complex
- » Located 1.5 miles from Tunbridge Wells
- » Two mature lakes and stock ponds.
- » Recently completed two bedroom bungalow
- » Ancillary facilities and former fish farm buildings
- » Site extending to 7.3 acres

## LOCATION

The property is located 1.5 miles south east of Royal Tunbridge Wells. The town provides individual shops and boutiques, two theatres, an arts centre, sports and leisure centre, two golf courses and numerous restaurants, bars and cafes. Locally there is access to excellent schooling including grammar schools, together with sought-after primary, independent and public schools.

Train services from Tunbridge Wells to Charing Cross, London Bridge and Cannon Street in less than 1hr, whilst the A21 to the north of Tunbridge Wells provides a direct route to the M25 approximately 14 miles distant.

## STRAWBERRY FIELDS

The site was originally acquired by the current owner in 1993. At that time, only the original lake existed, with the additional lake, buildings and dwelling developed over 30+ years. Strawberry fields is an established specimen carp fishery with a reputation for producing extremely large fish.

The site is situated in a secluded wooded valley, with mature mixed broadleaf woodland on all sides with the River Teise forming the southern boundary. The lakes are spring fed, with the two main lakes and main stock pond totalling around 1.6 acres of water. In addition are a further four stock ponds, together with fish farming buildings, fishery shed and the store and toilet/shower building.

## FISH STOCKS

There is a significant quantity of carp in the main lake from doubles up to in excess of 60lbs, with a large number of fish in excess of 40lbs. The small lake is not currently fished, but has produced carp up to 41lbs.





## DWELLING

Situated in an elevated position with views over the fishery and surrounding woodland, the recently completed brick built bungalow has been finished to high standard throughout. The accommodation comprises an entrance hall, cloakroom, sitting room, kitchen/diner, office, utility, bedroom one (with en-suite) bedroom two and shower room.

The dwelling was granted in connection with the management of the fishery and is subject to an agricultural tie.

## BUILDINGS

Situated close to the dwelling is the store room and toilet/shower block located in the car park. There are also two fish farm buildings currently located in the south west corner of the property, one of which may have potential to be converted to holiday use, subject to planning.

## INCOME & EXPENDITURE

The revenue is generated through fishing bookings with a strict rota of bookings for up to six anglers at any one time, with a minimum stay of 24 hours. The fish farming operation has contributed additional income historically. Income figures available upon request.

## SERVICES

The property has the benefit of mains water and electricity. Private drainage to sewage treatment plant.

## AGENTS' NOTES

### Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and any fish stocks within the lakes. 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. There is a public footpath which runs across the site.

### **Consumer Regulations**

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

### **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**

Tunbridge Wells Borough Council

### **RATES**

Council Tax Band - Band F

Rates Payable 2026/27- £????

Rateable Value - £69

Business Rates Payable - £Nil

### **ENERGY PERFORMANCE**

The Bungalow - EPC C

### **DIRECTIONS**

Available from the agent prior to viewing. Strictly by appointment only.

Postcode: TN3 9AD

### **\*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!**





Reynards Brook Farm

Palmers Lodge

The Bungalow

Pond

Pond

Co Const Bay

Ford

River Teise

Ponds

HAWKENBURY ROAD

Path (un)

Pond

Pond

River Teise

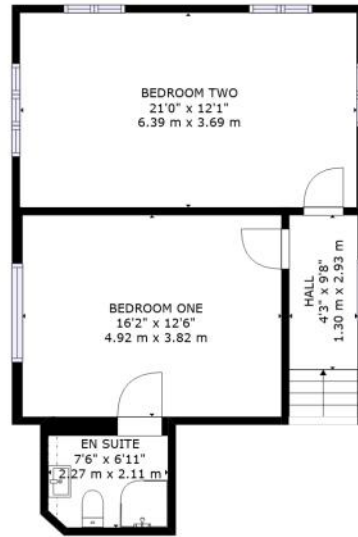
84.8m

86.1m

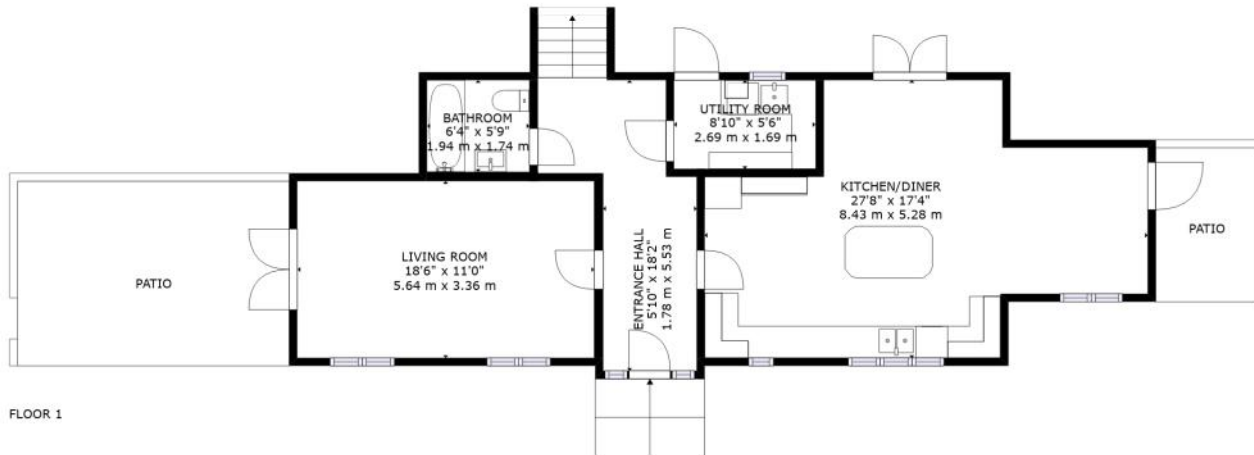




# Floor Plan



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 816 sq. ft, 76 m<sup>2</sup>, FLOOR 2: 576 sq. ft, 54 m<sup>2</sup>  
EXCLUDED AREAS: , PATIO: 258 sq. ft, 24 m<sup>2</sup>  
REDUCED HEADROOM BELOW 1.5M: 3 sq. ft, 0 m<sup>2</sup>  
TOTAL: 1392 sq. ft, 129 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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