

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS

AMENITY & FISHING LAND, ADJ TO BOUNDARY OF KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE FORDINGBRIDGE SP6 1LX

An exciting opportunity to purchase approaching 6 Acres (sts) of amenity land with fishing & shooting rights, on the middle reaches of the nationally renowned Hampshire Avon, on the western boundary of the New Forest National Park, about 8.8 miles south of Salisbury. (Lot 1)



2086

£160,000

The property comprises approaching 6 Acres (sts) of amenity land with two sluice-fed ponds and riverbank, with the right to fish approximately 230 metres of the Hampshire Avon, from the right bank, where it is about 27 metres wide.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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SITUATION & DIRECTIONS : The land and fishery is located in the Avon Valley on the western boundary of the New Forest National Park, just north of Fordingbridge, about 6.3 miles north of Ringwood and about 8.8 miles south of Salisbury.

From Salisbury, proceed south along the A338 towards Fordingbridge and Ringwood. Continue through Downton, Breamore and Burgate. The entrance is located on the left. SP6 1LX

From Ringwood, proceed past Burgate School and The Fairgate Centre business units. After some distance the entrance will be seen on the right. SP6 1LX

DESCRIPTION : The Hampshire Avon is renowned nationally as one of the top coarse fishing rivers in Britain. Although it is particularly known for its excellent roach fishing, there are many other coarse fish, such as carp, dace, chub, perch, bream, pike and barbel.

In addition, the Hampshire Avon also holds interest for fly-fishers, with trout and grayling present, together with salmon.

The property comprises approaching 6 Acres (sts) of amenity land with two sluice-fed ponds and approximately 230 metres of riverbank.

There is vehicular access off the A338 Salisbury Road to a secure gated parking area, which leads through a second gate and over a bridged stream to the land and fishery, with maintained path flanking the riverbank.

Included is the right to fish approximately 230 metres of the Hampshire Avon, from the right bank, where it is about 27 metres wide.

The Hampshire Avon has its source from chalk springs in the Vale of Pewsey on Salisbury Plain. For significant periods of the year, the water runs clear, due to the high groundwater content of the flow.

In the middle reaches, the river course has become braided, where old water meadow channels exist.

The river boasts one of the highest diversity of aquatic habitats in Britain, and this is recognised by the fact that the Hampshire Avon is both a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

BYELAWS : Fishing on the Hampshire Avon is governed by the Environment Agency south west region rod fishing byelaws.

The fishing seasons are:

Coarse fish and grayling: 16th June - 14th March.

Trout: 1st April - 15th October.

Salmon: 1st February - 31st August.





THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

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