



# Greenacres Farm Fishery

Sissinghurst Road, Biddenden, Kent

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An excellent opportunity to acquire a well-established and highly regarded fisheries business with further potential to expand into tourism.

Biddenden 0.5 miles | Cranbrook 5.2 miles | Ashford 13 miles  
(All distances are approximate)

## FISHERIES

Circa 5 acres of water stocked with a variety of fish, two specimen lakes, one coarse lake, one tench pond and one match lake

Detached amenity block, barn and hard standing car park

## PLANNING

Lawful Development Certificate granted under PA/2025/1957 for 4 self-contained holiday pods and a new temporary bailiffs cottage. In addition, planning has been granted for a retail space and there is potential for further expansion subject to the necessary consents.

In all about 11.42 acres (4.62 hectares)





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Greenacres Farm Fishery provides an opportunity for an incoming purchaser to acquire an established fishery business with potential to expand and diversify into tourism. There is currently circa 5 acres of water, stocked with a variety of fish and a annual income of circa £45,000 per annum (accounts available on request) which has significant potential to grow as the business develops.

Home to some stunning Areas of Outstanding Natural Beauty, many beautiful beaches and market towns, Kent is a popular staycation destination and the current vendors have recently been granted planning for 4 self-contained holiday pods. There is potential, subject to necessary consents, to add further accommodation and convert the large barn.

In all the site extends to about 11.42 acres.

## Description

Greenacres Farm Fishery comprises circa 5 acres of water stocked with a variety of fish comprising of two specimen lakes, one coarse lake, one tench pond and one match lake with high value stock. The lakes can currently accommodate up to 30 fishermen at any one time, from 7am till 7pm (unless booked-in for overnight fishing) with two disabled swims on one of the specimen lakes.

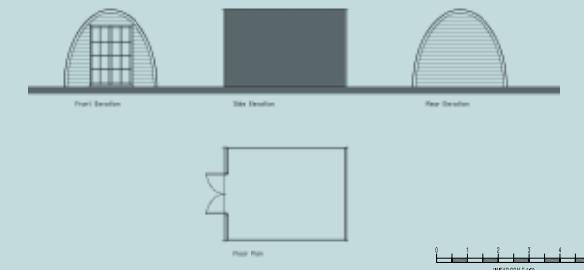
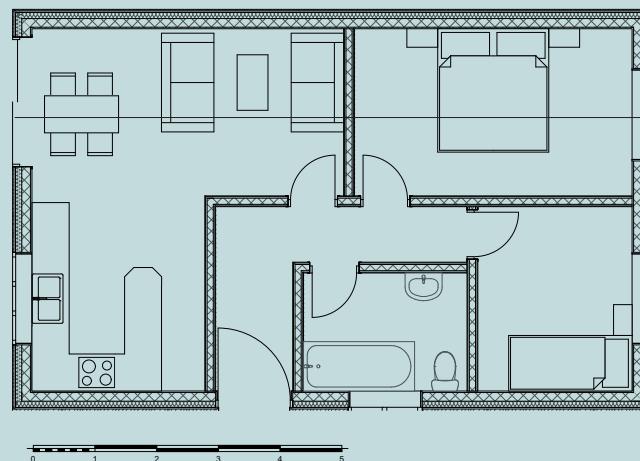
The Fishery is well landscaped throughout with 2 bore holes and hard surfaced areas for parking. There is a substantial barn and an amenity building with showers, w/c's, kitchenette and clubhouse.

## Accommodation/Planning

The vendors have recently been granted a Lawful Development Certificate granted under PA/2025/1957 for the commencement of the planning application 19/00505/AS for the temporary Bailiffs Cottage and four self-contained holiday pods. One of the pods is now in position and a photo can be seen below. There is also consent for a retail space that was granted under planning reference 15/00449/AS.

In addition, there has been positive correspondence with the local authority, regarding a potential change of use for the detached barn, under Class R, to Use Class B8.

Decision notices along with detailed plans, locations and elevations are available from the selling agents on request.





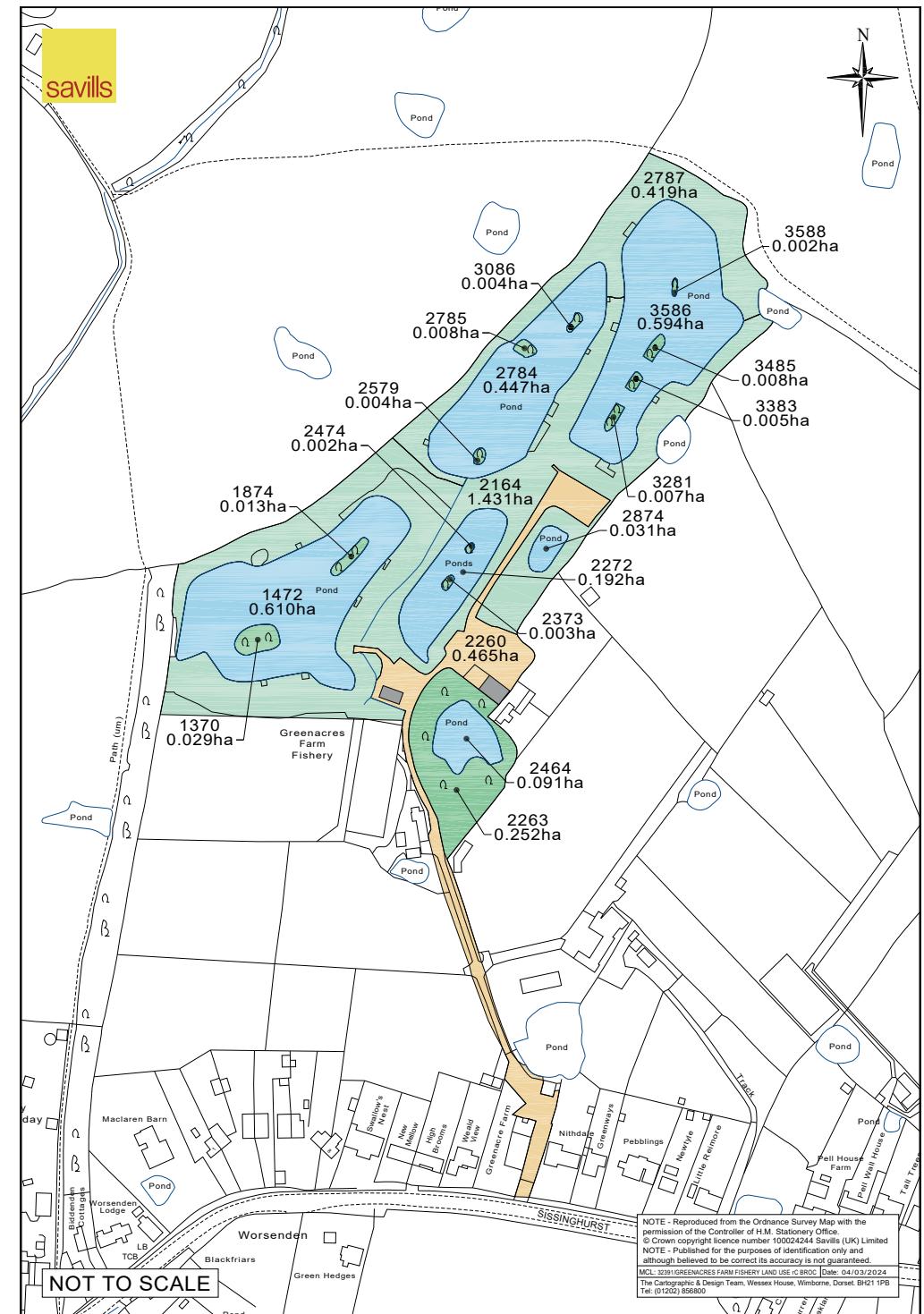
## Situation

Greenacres Farm Fishery is situated in a sought after and accessible location, at the end of a long private drive, on the western outskirts of the picturesque village of Biddenden. Biddenden provides a good range of local facilities and amenities including a village shop, popular lifestyle store and artisan café, Biddenden Vineyard, public houses and restaurants, including the Michelin Star restaurant; The West House.

Headcorn is about 4.9 miles north and can provide further facilities along with national rail services to London from 63 minutes. The attractive Wealden Towns of Tenterden (approx. 5.5 miles) and Cranbrook (approx. 5.2 miles) both provide a more comprehensive range of facilities, amenities, schooling.

Ashford International (approx. 13 miles) offers high speed rail links to London (from 36 minutes) and the continent.

The fishery is situated off the A262 Sissinghurst Road. The M20 is close by linking to the M25 London orbital motorway and thereby to the national motorway network. Gatwick airport (approx. 41 miles) and the Channel Tunnel at Dover (approx. 25 miles), are both within easy reach.





## General Remarks

### Method of Sale

The property is offered for sale by private treaty as a whole .

### Tenure and Possession

The tenure of the property is freehold with vacant possession being granted on completion.

### Local Authorities

Ashford Borough Council (01233 331111) Home Page (ashford.gov.uk)

Kent County Council (03000 414141) Home - Kent County Council

### Services

Mains water and electricity.

Private drainage to a modern sewage treatment plant with additional capacity.

Please Note in addition there are two bore holes on the property.

### Easements, Covenants, Rights of Way and Restrictions

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, all easements, wayleaves and other rights of way whether specifically mentioned or not.

There are no public rights of way across the property.

There are rights of way over the first section of the access track at all times and all purposes for the residential dwellings and stables adjacent.

### Planning

There are a number of planning applications in relation to the subject property with a full list available from the Ashford Borough Council Planning Portal or from the selling agents on request. The important planning reference numbers are as follows: - 07/00190/AS, 15/00449/AS, 19/00505/AS & PA/2025/1957.

### Plans, Areas and Schedules

The distances, plans and associated acreages have been prepared approximately for illustrative purposes only and their accuracy cannot be guaranteed.

### Business Rates

Business rates are currently not payable; however, once the holiday pods and or retail unit is complete we believe they will be applicable.

### VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

### What3words and Postcode

Postcode: TN27 8EH

What3words: ///limits.dame.shirts (best for directions)

### Viewings

Viewings are strictly by appointment only and must be accompanied. Please contact the vendor's Joint Sole Agents, Savills or BTF.







#### Important Notice

Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Date of photographs: Ranging from 2016 - 2023

Date of particulars: February 2024

2024/02/02 HR MRU230011