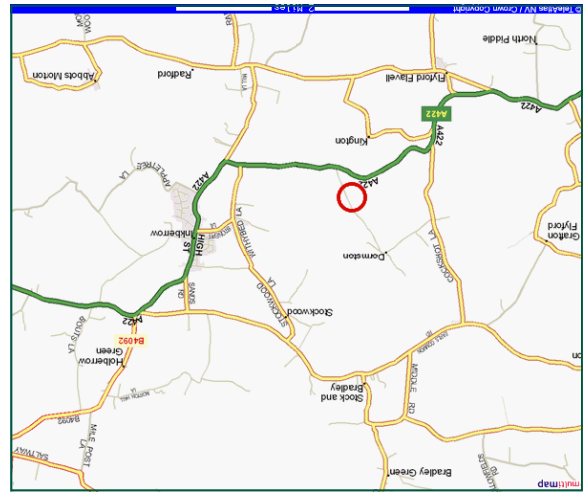


Property Misdescriptions Act 1991 Fenn Wright have not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. 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 tenants 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.

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NOT TO SCALE. This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

fisheries4sale.com



JOHN SANDERS
 CHARTERED SURVEYORS

Coppice Lake
 Dormston, Worcestershire
 fisheries4sale.com

FennWright

INTRODUCTION

Coppice Lake offers a rare opportunity to acquire a mature lake in a rural location currently run as a day ticket coarse fishery.

ACCESS

Coppice Lake is accessed by a private track leading from a Council road to the southern end of the lake as coloured red on the plan.

DIRECTIONS

From the M5 junction 6 take the A4538 south. On joining the A422 proceed eastwards. Remain on the A422 (do not turn off where signposted left to Dormston) On entering Dormston (no village sign on A422) pass the Red Heart Inn on the left, proceed for approximately half mile and take the next left. Follow the road for approximately half mile. On the right hand side there is a black galvanised gate with a fishing sign. Proceed down the track to the lake.

THE FISHERY

The lake was constructed in 1989 and extends to 4.6 acres and set in a total area of approximately 8 acres.

Coppice Lake has been run as a day ticket fishery but on a low key basis for a number of years.

The lake is situated in a quiet and extremely attractive setting bounded by mature woodland on one side and semi mature landscaping planting around the rest of the lake.

Coppice Lake has the benefit of an Abstraction Licence from adjacent ditch which is used to top up the lake.

The lake is stocked with:

- Carp to 32lb
- Bream, roach, rudd, perch, tench

There is good access around the lake which has the benefit of 40 pegs.



THE FISHERY BUSINESS

Coppice Lake has been managed as a day ticket fishery for both pleasure and specimen anglers. It has not been marketed and most of the turnover is generated through word of mouth business.

Charges for 2007 season are as follows:

Day tickets £6 Per person for 2 rods per day (dawn until dusk)

The turnover is currently in the region of £9,000 per annum. Accounts are available to seriously interested parties after viewing.

Services

There are no mains services on site

RATES

Rates are not currently payable

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 all 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. There is a right of way from the Council road to Coppice Lake (coloured brown on the site map). Maintenance is according to user.

Mis-Descriptions

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

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.

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 any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to 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.

LOCAL AUTHORITY

Wychavon District Council Tel: 01386 565565

Photographs taken: July 2007

Particulars prepared: September 2007

GUIDE PRICE

£175,000

VIEWING STRICTLY BY APPOINTMENT THROUGH:

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JOINT AGENTS: John Sanders Chartered Surveyors 01527 575525



Safety Note to Fishery 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 and Ponds can be very dangerous so **THINK SAFETY FIRST!**