



Fishing Rights at Cubley Brook

Boylestone, Derbyshire



Fishing rights ,Cubley Brook

Near Ashbourne

Derbyshire

DE6 5AB

An interesting and rare opportunity to purchase fishing rights on Cubley Brook (also known as Sapperton Brook) extending to approximately 9/10ths of a mile

Cubley Brook is a small attractive stream running through pretty countryside only 7 miles from Ashbourne . These fishing rights are available for sale together with access to the water on foot.

Guide Price:

£10,000

Location :

Access 1 : What3words : //positives.square.galleries.

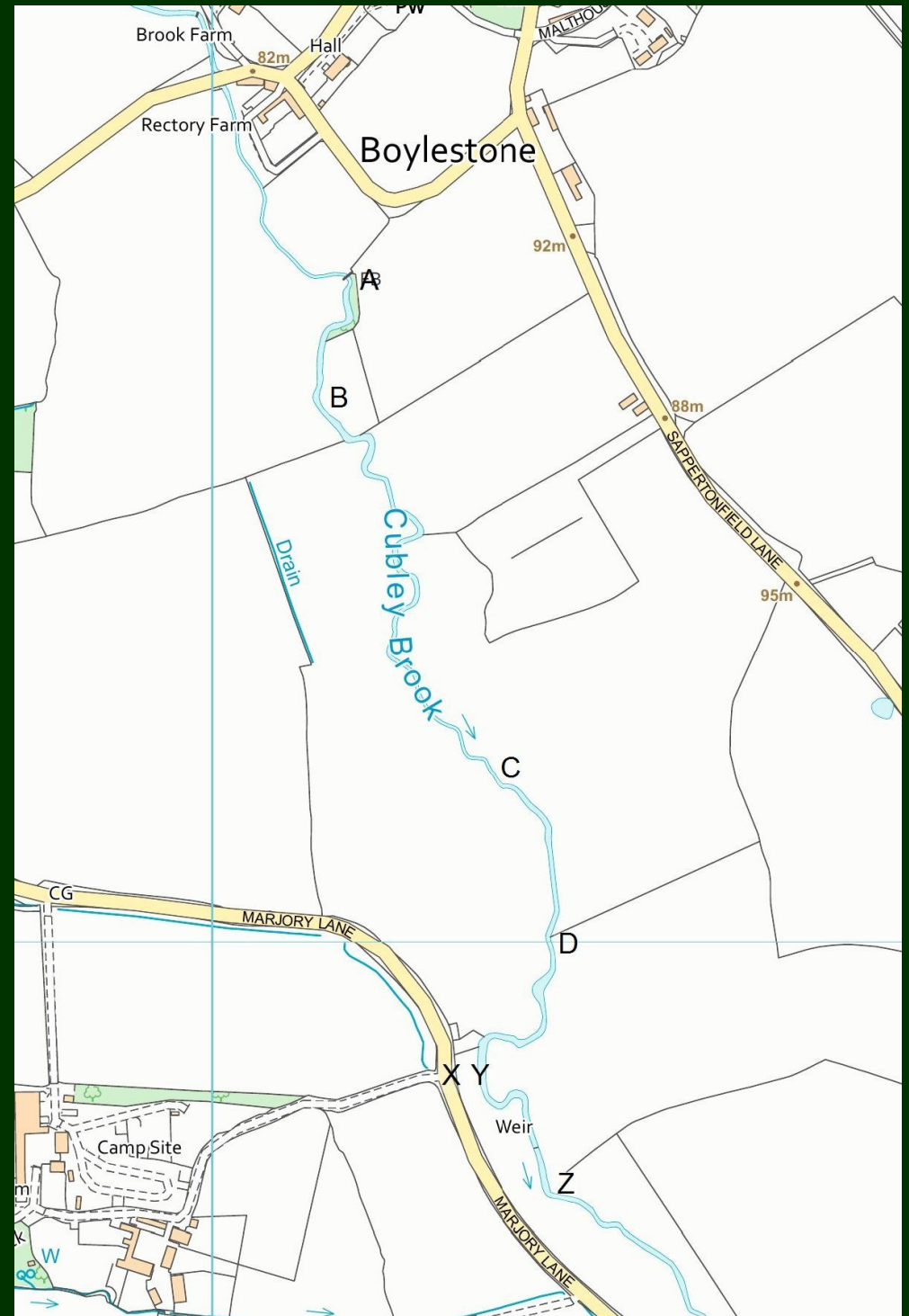
Access 2 : What3words:??crouching.frown.Monday.



Ashbourne Office - 01335 342201



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Description:

This length of the Cubley Brook lies close to the village of Boylestone. It is accessible from various points along the brook, namely the footbridge at Boylestone and Marjory Lane.

The brook contains chub, brown trout (up to 2lbs) present in many pools and some grayling, roach and dace. The upper access point and start of the fishing is the footbridge at Boylestone.

What3words : //positives.square.galleries.

The first 200+ yards are double bank.

The lower access point is from Margery Lane.

What3words://crouching.frown.Monday.

There is about 200+ yards of double bank fishing downstream from here, ending at a big tree on the east bank.

Access is over the sturdy fence and you have to wade the shallow ford to get to the east bank. Parking is on the verge at both access points, the lower point has a wide verge so you can completely clear the road.

The rights comprise as shown on the attached plan.

Point A to Point B Fishing on both banks

Point B to Point C Fishing on eastern bank

Point C to Point D Access only along eastern bank

Point D to Point Y Fishing on eastern bank

Point Y to Point Z Fishing on both banks

Point X to Point Y Access

General Notes**Viewing:**

An any reasonable time during daylight hours when in possession of a copy of these particulars.

Tenure and Possession:

The fishing rights are sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The fishing rights are sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The fishing rights are offered for sale by private treaty.

Local Authority:

Derbyshire Dales District Council, Town Hall, Matlock, DE4 3NN. T: 01629 761100

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not

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