



Emperor Lakes Mill Farm



# Emperor Lakes Mill

Blackdown Cross, Loddiswell, Devon TQ7 4EA

Kingsbridge 5 miles. Totnes 12 miles. Dartmouth 14 miles.

Emperor Lakes represents a rare and wonderful opportunity to acquire a secluded fishery which extends to some 11 acres of well manged course fishing lakes, woodland and wildlife areas.

- Fabulous and rare opportunity
- Beautifully secluded position
- Reception building with further potential subject to PP
- Future potential for log cabins, glamping or wildlife reserve subject to PP
- Fishing Lakes and wildlife haven extending to approximately 11 acres
- Ample parking
- Lifestyle opportunity to PP
- Boat house/toilet block

## Offers In Excess Of £550,000

### SITUATION

The lakes are wonderfully positioned to enjoy peace and privacy, close to Blackdown Rings, an early Iron Age hillfort which would have been built in that position specifically because of its ability to overlook the Avon valley and many miles of surrounding countryside.

It is just a mile or so from California Cross, a small hamlet astride the B3196 with a petrol filling station/convenience store and award-winning popular former coaching inn whilst the nearest village is Loddiswell, a popular village with an excellent sense of community and a range of amenities which include a recently-built primary school, village inn, and store. The market town of Kingsbridge is only 5 miles away and is a veritable hub for South Hams tourism; sitting at the northerly end of the Salcombe estuary, Kingsbridge offers an excellent range of shops and local facilities which include a health centre/ cottage hospital, Kingsbridge primary school and community college, and a sports centre.

Salcombe, Devon's Southernmost town, is 13 miles by road and with its beautiful harbour, unspoilt estuary and excellent range of fine shops, restaurants and inns etc. It is a mecca for yachting and water sports. This part of Devon is home to some stunning sandy beaches, including Bigbury-on-Sea, Bantham and Thurlestone whilst Dartmoor National Park is just half an hour or so to the north. Plymouth is approximately 15 miles away and the A38 Devon Expressway (6 miles) brings Exeter within around 45 minutes motoring distance.



## THE LAKES

Emperor Lakes are a unique and very special place that present an abundance of opportunity. Well positioned with an Area Of Outstanding Beauty and adjacent a Devon Wildlife Trust reserve. This tranquil and most beautiful site extends to some 11 acres of well manged course fishing lakes, woodland and wildlife areas. There are two large, (around 6.5 acres and 3.5 acres respectively and with a dept up to 10 foot) and well-stocked lakes, predominantly Carp range from 10 lbs to 50 lb but also about Pike, Tench and Roach. Along side this there are two stock ponds and a settlement pond. Paths meander around the lakes, past a waterfall (that could be ideal to create hydroelectric energy) and through woodland and planted areas: these have been considerably managed and planted with a mix of Broadleaf and native woodland plants that attracts an array of wildlife and birds to the site. The site has been fully Otter fenced.

The site has an existing wooden reception building. There is also a large gravelled parking area, a boat house, a toilet/shower block (connected to a septic tank)

## THE BUSINESS

Currently run as a full syndicate fishing rights with no day passes, this site has huge potential to develop further and subject to planning permissions could incorporate fishing lodges/glamping units, club events, day passes to further enhance income streams.

## SERVICES

Mains water, mains electric, septic tank drainage.

Standard broadband is available at this location.

Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





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