



FennWright
Water & Leisure

Common Side Fishery, North Lincolnshire

Mature specimen carp fishery and established syndicate



Introduction

Common Side Fishery is a mature specimen carp fishery created from a former mineral workings. The fishery comprises an attractive lake extending to 7.1 acres, surrounded by a block of mature woodland, within a site extending to 15.4 acres (6.2 Ha).

Location

The site is located approximately 2 miles west of the town of Scunthorpe, with good access to the motorway network (M181 and J.3 of the M180). The property is accessed off Scotter Road, via an access track.

The Fishery

The Lake was originally excavated as part of mineral workings for the construction of the M180 motorway. The lake bed is undulating with a number of submerged bars, depths vary significantly between 2 and 16 ft. The lake benefits from a total of 20 swims, including a small number of double swims.

The site is fully otter fenced, with a two metre high steel wire mesh fence. A large car park at the front of the site provides ample car parking for visiting anglers.

The fishery benefits from a steel storage container together with a timber shelter/net dip area.

Fish Stock

The lake has been stocked by some of the best fish farmers, including VS Fisheries. There are approximately 200 carp stocked with at least 10 in excess of 30lbs with the current lake record of 38lbs+. The lake also holds a single catfish which is in the region of 70lbs, together with a stock of tench up to 10lbs.

Woodland

A block of mixed woodland situated either side of the car park, extending to approximately 5 acres.



Fishing Syndicate

The current owners started the fishery in 2006, the fishing is currently run on a private syndicate basis. Details relating to existing membership and income available upon request.

Social Media

Facebook: Common Side Fishery Ltd

Services

No mains services. Diesel powered pump powering a fountain style aerator. Solar panels on the southern bank power a secondary diffuser aeration system.

Guide Price

£350,000

Viewing Strictly by appointment only:

Fenn Wright

1 Tollgate East

Stanway

Colchester

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Agents' Notes

Overage

The land is subject to an overage provision expiring in 2041. 20% of the uplift in value attributed to development is payable, triggered by the grant of planning permission.

Tenure & Possession

The property is offered for sale freehold as a whole, subject to the existing syndicate membership.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright and Brown & Co 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. The fishery will benefit from a right of way across the access track (at all times and for all purposes), as edged blue on the site plan. The fishery to be responsible for the maintenance of the track.

Consumer Protection

Regulations Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

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

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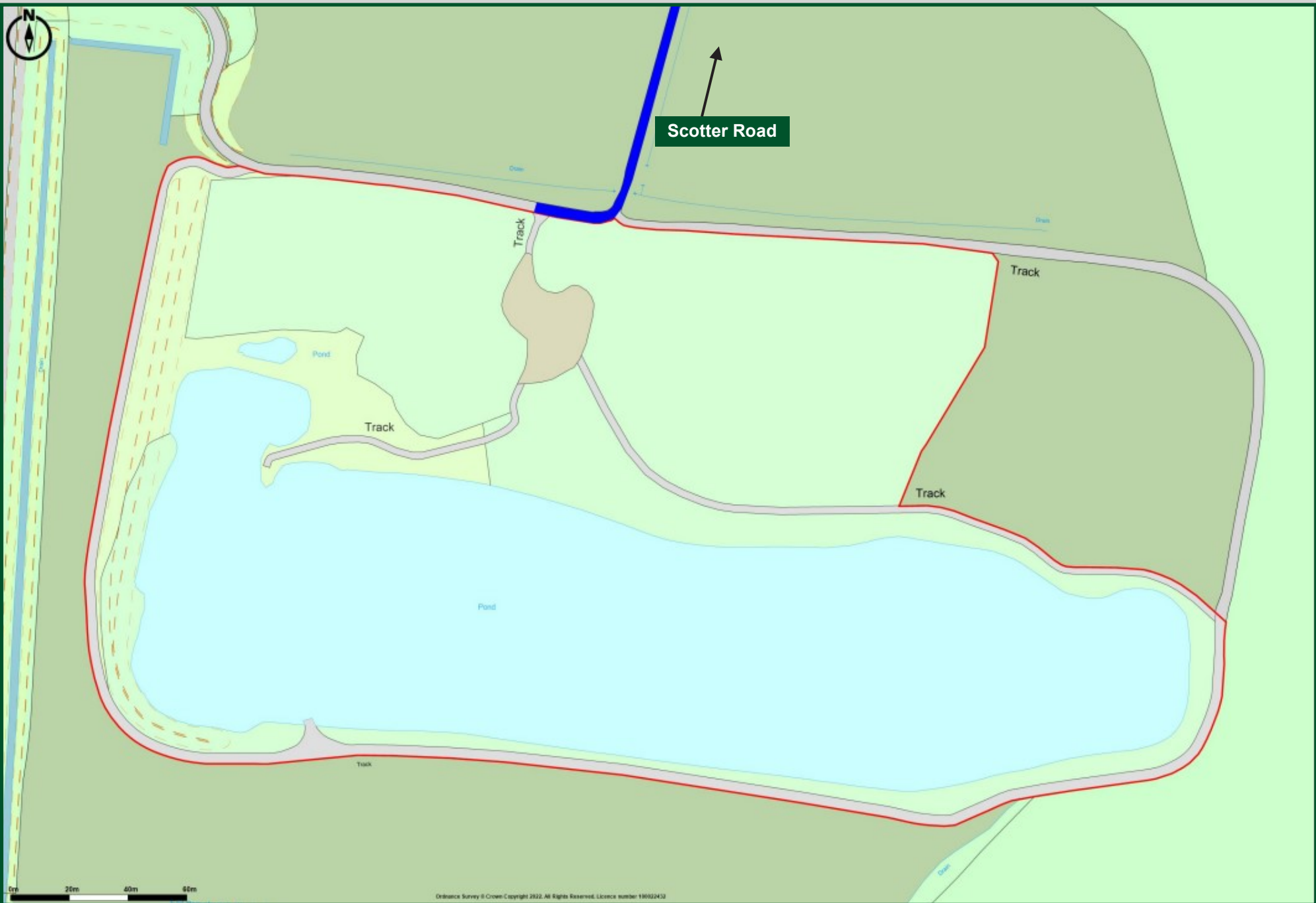
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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Safety Note to 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, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!



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Local Authority

North Lincolnshire Council
northlincs.gov.uk

Directions

Available from the agents prior to viewing. Postcode: DN15 8TD



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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