



**FennWright**  
Water & Leisure

**Trinity Waters - Wildmarsh, Chilton Trinity, Somerset**

*Established specimen carp and coarse fishing complex in West Somerset*



### Introduction

Trinity Waters Wildmarsh is an established and popular specimen carp and coarse fishing complex. The site extends to a total site area of 17.1 acres (6.9 ha).

### Location

The property is located on the northern edge of the village of Chilton Trinity, approximately 2 miles from the town of Bridgwater, 14 miles north of Taunton and 30 miles from the city of Bristol. The fishery is located within 4 Miles of J23 of the M5 motorway.

### The Fishery

The fishery was originally excavated for the clay before being landscaped and transformed into a coarse fishery. The fishery has been operated by the current family since 2003 and is known as being one of the best coarse fisheries in the south west.

The lakes are fed by a combination of groundwater and rainwater, with an outlet to the Wildmarsh drain.

The water area from the three main lakes extends to approximately 8.5 acres with additional ponds and wetland.

Wildmarsh Lake - Extending to 5.2 Acres (2.1 ha) with 35 swims and an average depth of 7-8ft. The largest lake on the complex with a large central island accessible via a bridge.

Chandos Lake - Extending to 2.5 Acres (1.0 ha) with 9 Swims and an average depth of 7-8ft. A specimen carp lake operated via a booking system.

Middlemarsh Lake - Extending to 0.91 Acres (0.3 ha) with 16 Swims and an average depth of 6-7ft. A pleasure fishing lake operated on a day ticket basis.

### Fish Stocks

The fishery is well stocked with coarse fish species, including a large stock of Carp to 37lbs, grass Carp to 25lbs and Crucians to 4lbs, Tench to 6lbs+ , Bream to 11lbs, F1's to 4lbs.



#### Stock Ponds & Wetland Area

Situated between Chandos lake and the Wildmarsh drain lies five former stock and fishing ponds which are now overgrown with significant reed coverage. The ponds have previously been used both for fishing and fish rearing.

The fishery benefits from a three strand (battery powered) electric wire otter fence. There is a large central car park which provides ample car parking for visiting anglers, together with a secondary car park close to the access.

The fishery benefits from a small timber building situated next to the car park providing an angler's w.c.

#### Income

The fishery is currently operated on a day ticket booking system operated by the owners. The three lakes are available to fish year round, with prices on the Trinity Waters website. Details of the income and expenditure available from the agent.

#### Bridgwater Tidal Barrier

Significant flood defence works are in progress to the east of the fishery to implement the Bridgwater Tidal Barrier, a scheme designed to reduce tidal flood risk from the River Parrett.

#### Overage

The sale will be subject to an overage clause relating to 25% of the uplift in value attributable to development for a term of 20 years. The overage will not apply to angling or leisure related uses.

#### Services

The site benefits from mains water. Purchaser to be responsible for installing a sub-meter. Septic tank drainage.

Viewing Strictly by appointment only:

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### Agents' Notes

#### Tenure & Possession

The property is offered for sale freehold as a whole, subject to vacant possession.

#### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and 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. 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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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

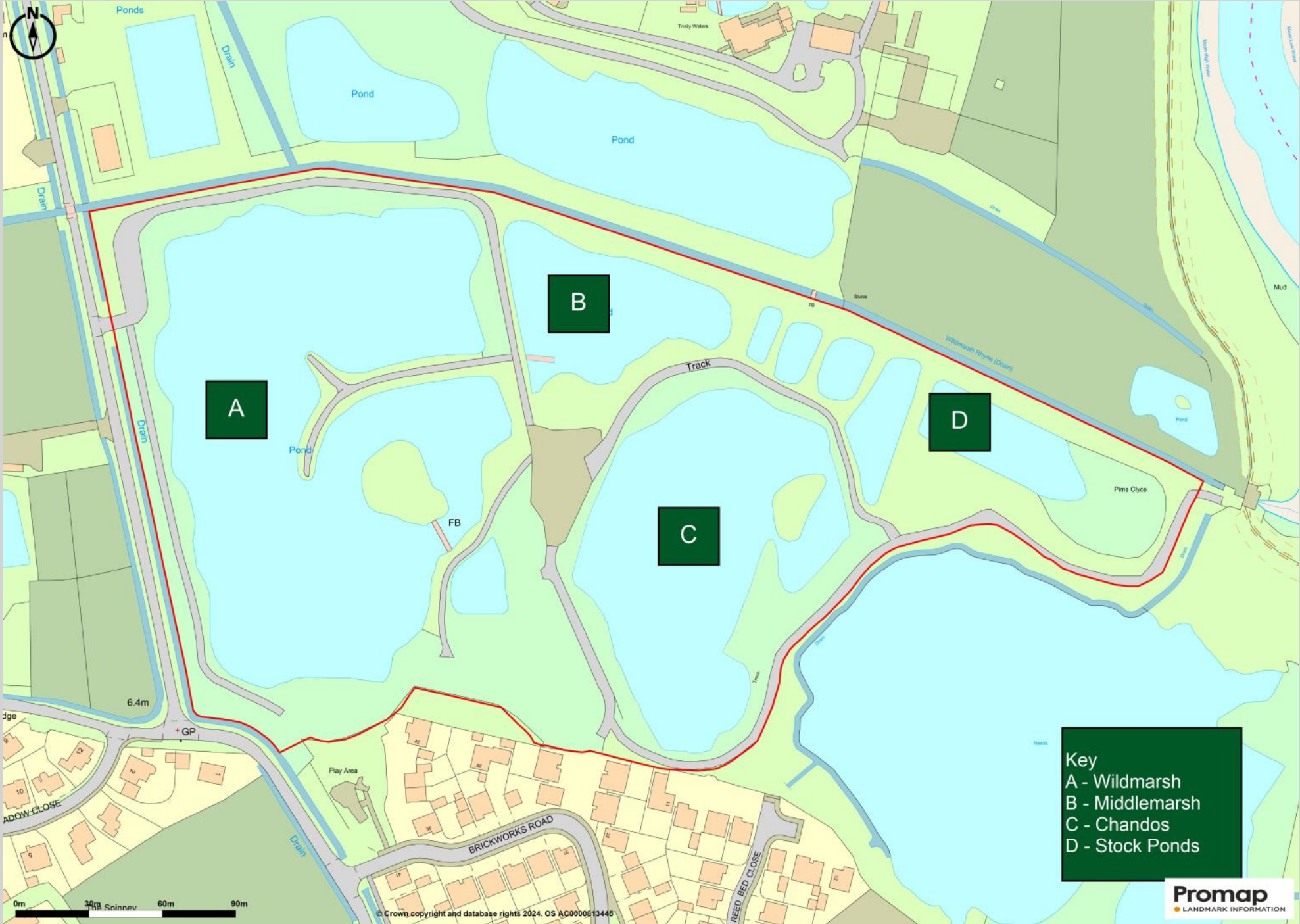
Sedgemoor District Council  
Somerset.gov.uk

#### Directions

Available from the agents prior to viewing. Postcode: TA5 2BQ

#### **\*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!**



Key  
A - Wildmarsh  
B - Middlemarsh  
C - Chandos  
D - Stock Ponds

# Fenn Wright

Water & Leisure

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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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