



**FOR SALE**

**Coarse Fishery, Dwelling & Land**

**Foxholes Fisheries, Crick, Northamptonshire**

**AVAILABLE AREA**

Site Area of 14.2 acres

## IN BRIEF

- » A coarse fishing complex in a quiet village location
- » Five mature lakes and stock ponds
- » Four bedroom Swedish designed dwelling overlooking the lakes
- » Situated less than 2 miles from the M1. Direct access to M6/A14
- » Site extending to 14.2 acres

## LOCATION

The site is situated less than 1 mile from the popular and well connected village of Crick on the western edge of Northamptonshire near the county borders with Leicestershire and Warwickshire. Approx. 14 miles north-west of Northampton, six miles east of Rugby and seven miles north of Daventry, and is close to the A5 and to Junction 18 of the M1. It lies beside the A428 Crick bypass, with local access roads to the village to the west.

Crick parish covers almost 3,500 acres and has about 800 houses. The community is well served by a Post Office & General Store, Co-op, dispensing surgery, garden centre, garage, marina, three good pubs and a club, restaurant and two hotels.

## FOXHOLES FISHERIES

The fishery was constructed by the current owners in the early 90s using a 'cut and fill' technique resulting in five tiered pools within the valley. The pools are fed by a combination of spring and ground water and range between 0.6 acres and 1.4 acres, with a total water area of approx. 4.5 acres. In addition is a series of stock ponds situated next to the access track with further ponds located in front of the dwelling. There is an angler's car park situated next to the facilities building

## HEDLUNDS

The dwelling is situated at the rear of the plot in a secluded location with prominent views over the lakes and along the valley towards the Grand Union Canal. Originally constructed in 1988 with a distinct modular Swedish design with timber panelling and large windows throughout providing an elevated position overlooking the lakes. The dwelling comprises a large open entrance hallway, four bedrooms, open plan dining and living room, together with a kitchen, utility, bathroom, and separate shower room/W.C. Outside the dwelling is ample parking together with an enclosed garden to the rear.





The dwelling is subject to an occupancy condition stating the occupation shall be limited to a person solely or mainly employed or last employed at Foxholes Fisheries, or to a person solely or mainly or last employed in the locality in agriculture or forestry.

#### **FACILITIES BUILDING**

A single storey timber building extending to approx. 39m x 5.5m with a concrete floor under corrugated sheet roof. The building provides a large storage area together with a (former) anglers' W.C. and shower.

#### **FISH STOCK**

The lakes have been stocked historically, although prospective purchasers should note that at least partial restocking is likely to be required.

#### **SERVICES**

The property is connected to mains electricity and mains water. Private drainage to a new, recently installed Klargester for the dwelling. The facilities building is connected to a septic tank. The site is covered by CCTV.

#### **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 the commercial fixtures and fittings and any fish stocks within the lakes.

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 public footpath which runs across the site.

### **Consumer Regulations**

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

### **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.

### **Viewing**

Viewing is strictly through appointment with Fenn Wright.

### **Important Notice**

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### **LOCAL AUTHORITY**

West Northamptonshire Council

### **RATES**

Council Tax Band - Band F

Rates Payable 2026/27- £3,657.20

Business Rates - £Nil

### **ENERGY PERFORMANCE**

Hedlunds - EPC E

### **DIRECTIONS**

Available from the agent prior to viewing.

Postcode: NN6 7US

### **\*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!**





Path (um)

1.22m RH

Foxholes  
Fisheries



Foxholes Farm

30m 60m 90m

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VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

## Fenn Wright Water & Leisure

1 Tollgate East  
Stanway  
Colchester  
CO3 8RQ

## Tom J Good BSc (Hons) MRICS

tjg@fennwright.co.uk  
01206 21546  
07860427054

[fennwright.co.uk](http://fennwright.co.uk)  
[fisheries4sale.com](http://fisheries4sale.com)



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