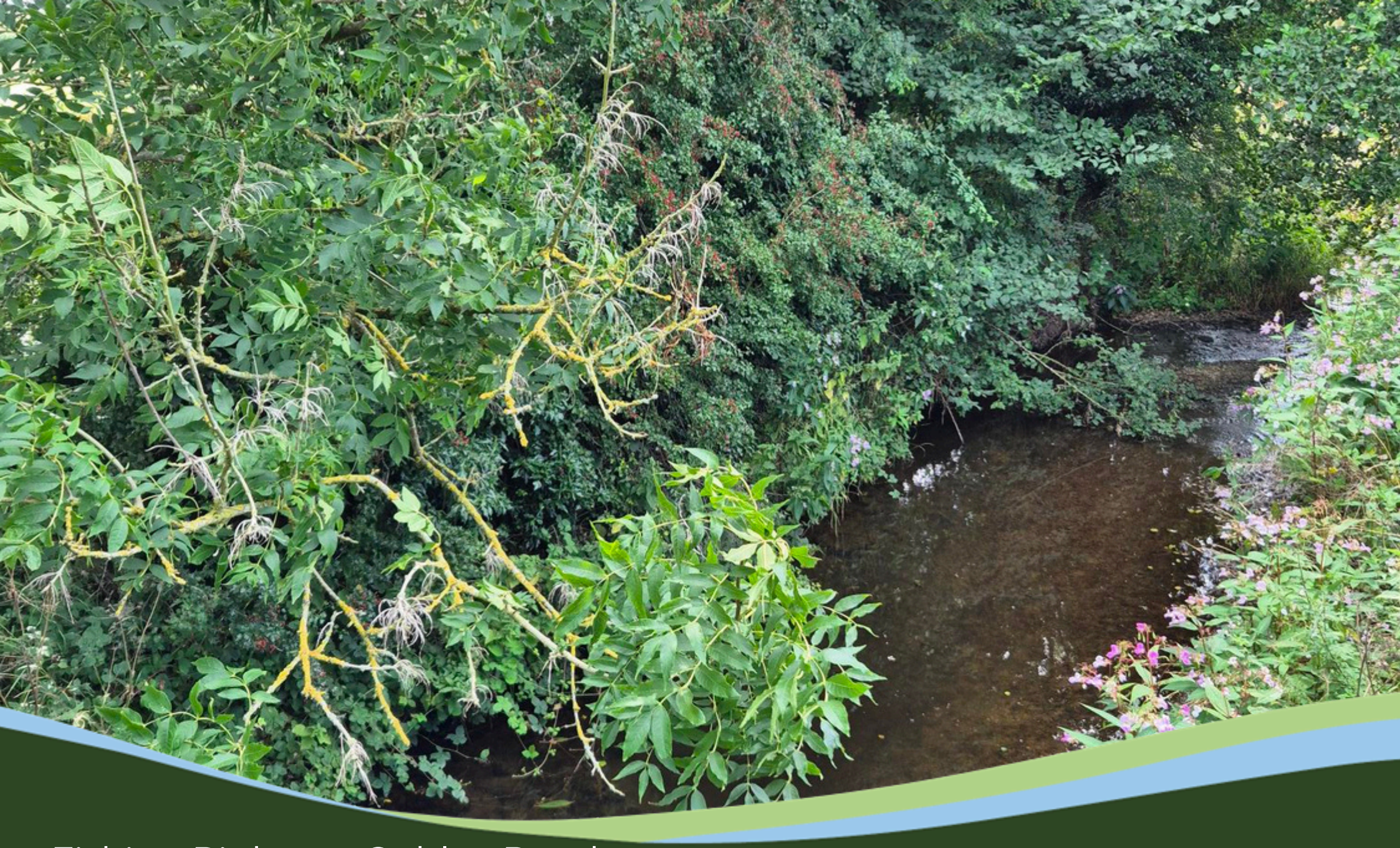


Fishing Rights at Cubley Brook

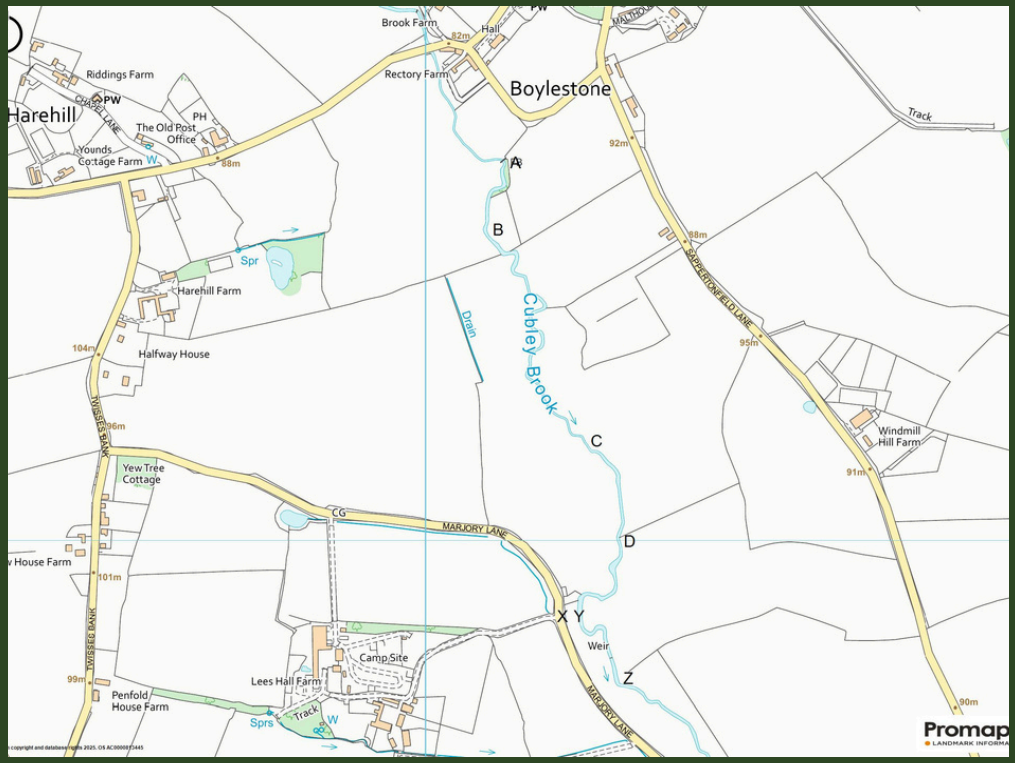
Boylestone, Derbyshire

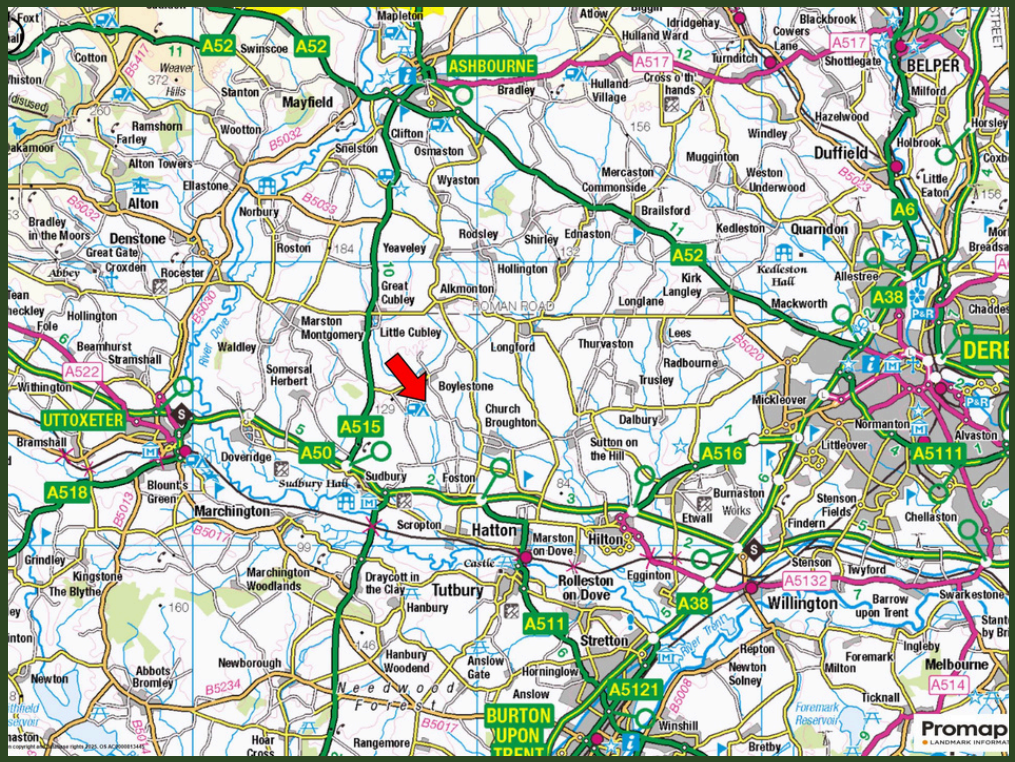
BAGSHAWS EST 1871
Land • Property • Livestock

Cubley Brook
Near Ashbourne
Derbyshire

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

Guide Price:
£10,000





Description:
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.

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 Marjoy Lane.

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

The brook contains chub, brown tout (up to 2lbs) present in many pools and some graying, roach and dace. The upper acess point and start of the fishing is the footbridge at Boylestone.
What3words : //postives.square.bank

The first 200+ yards are double bank.

The lower acess 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. Parkng is on the verge at both acess 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 Fihing on both banks
Point B to Point C Fishing on Eastern bank
Point C to Point D Acess 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

Viewing
Any reasonable time in daylight hours when in possession of a copy of these particulars.

Tenure and Possession:
The fishing rights are sold freehold with a 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

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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 authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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