



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.

Mis-Descriptions

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

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

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold, let or withdrawn.

VIEWING STRICTLY BY APPOINTMENT THROUGH:

The logo for FennWright, featuring the company name in a green sans-serif font with a small red house icon above the 'W'.

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Safety Note to Fishery 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 and Rivers can be very dangerous so **THINK SAFETY FIRST!**

THREE STREAM FED LAKES, SET IN A SECLUDED, WOODED LOCATION AND FULLY SECURITY FENCED ROUND THE BOUNDARIES

- Site measured just under 3 acres of land
- Approximately 2 acres of water across 3 lakes

LOCATION

Three Sisters Fishery is located to the South East of the town of Church Stretton in Shropshire.

DIRECTIONS

Take A49 south from Shrewsbury to Church Stretton. At traffic lights turn left to Hope Bowdler. In Hope Bowdler the roads bend sharply to the left, take the right turn off this bend signposted Ticklerton. After about 0.5 miles, turn right down a narrow tarmac road. Off road parking is available after about 100yds at the bottom of the hill (before going back up the hill). The fishery is on the left hand side.

THE FISHERY

Top Lake

This lake is about 1 acre in size and has a maximum depth of 6-7 feet.

Middle Lake

½ acre with a maximum depth of 4-5 feet.

Lower Lake

½ acre with a maximum depth of 4-5 feet.

The fishery has two storage sheds/fisherman huts and a chemical toilet on site.

N.B. Fenn Wright is acting on instructions from the Trustees in Bankruptcy on the sale of this property

LOCAL AUTHORITY

South Shropshire District Council, Stone House, Corve Street, Ludlow, Shropshire, SY8 1DG.

Tel: 01584 813000

Particulars prepared: June 2009

GUIDE PRICE: £65,000

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 fixtures and fittings and 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.

