

Venn Lakes, Winkleigh, Devon, EX19 8DW



- Established coarse fishery
- Planning permission for 9 glamping pods and facilities building.
- 2 well stocked lakes extending to 1.78 acres (0.7 ha).
- Site extending to 5.77 acres (2.33 ha)

Freehold For Sale

Guide price

Offers in Excess of

£300,000



Particulars for: Venn Lakes, Devon

Details

Introduction

Venn Lakes represents an opportunity to own an established commercial coarse fishery with planning permission for 9 pods and a facilities building in an attractive rural position.

Location

Venn Lakes is located off the A3124 approximately 3 miles north of the village of Winkleigh between Great Torrington and Crediton.

The Fishery

The property extends to approximately 5.6 acres (2.26 ha) and comprises of 2 spring and stream fed lakes.

Lower Lake – Extending to 1.1 acres (0.4 ha) with an average depth of 4ft. A relatively long narrow lake with an island constructed over 20 years ago. This lake was desilted and partially extended in 2011.

Top Pool – Extending to 0.6 acres (0.2 ha) with an average depth of 3ft. An attractive irregularly shaped lake constructed approximately 15 years ago.

Both lakes are stocked with carp up to 22lbs, tench, bream, rudd and perch.

The fishery has a stone surfaced secure car park with a storage container and chain linked/electrified otter fencing.

Beyond the car park a stone track leads down to a grassed area containing a hobby 4 berth touring caravan with awning which is used by the current vendors on an occasional business basis when visiting the site. The caravan will be included in the freehold of the sale, although please note there is currently no planning consent for the permanent siting of a caravan.

Development Potential

Planning consent was granted by Torridge Council for the following:

Application Number 1/0176/2016/FUL dated 19th February 2016 for the “proposed use of existing lakes for commercial fishing, formation of banking area and vehicular access”.

Application Number 1/1050/2017/FUL dated 7th November 2017 for the “erection of bailiffs office, store and toilet facilities”.

Application Number 1/0118/2020/FULM dated 19th February 2020 for the “installation of 13 composite

decks for angling, together with the stationing of 9 glamping pods and the provision of associated paths and drainage and the extension of the existing parking area”.

Condition 3 states the following “the 9 glamping pods approved shall be used for tourism accommodation in conjunction with the commercial fishing lake and for no other purpose”.

Services

Mains electricity (3 phase) and mains water supply has been connected to the property.

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.

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.

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

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

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 purchaser/s and lessees should seek their own professional advice.

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 purchaser/s 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.

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.

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
Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG
Telephone: 01237 428700

Photographs taken: July 2020
Particulars prepared: August 2020

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 & Rivers can be very dangerous so THINK SAFETY FIRST!



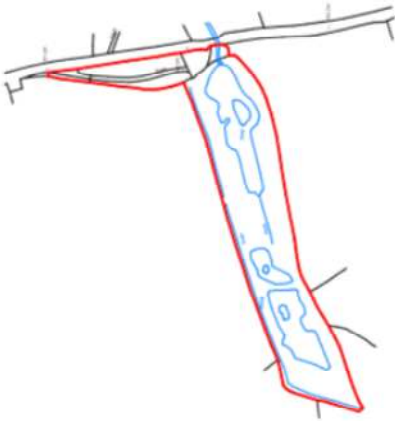
Particulars for: Venn Lakes, Devon



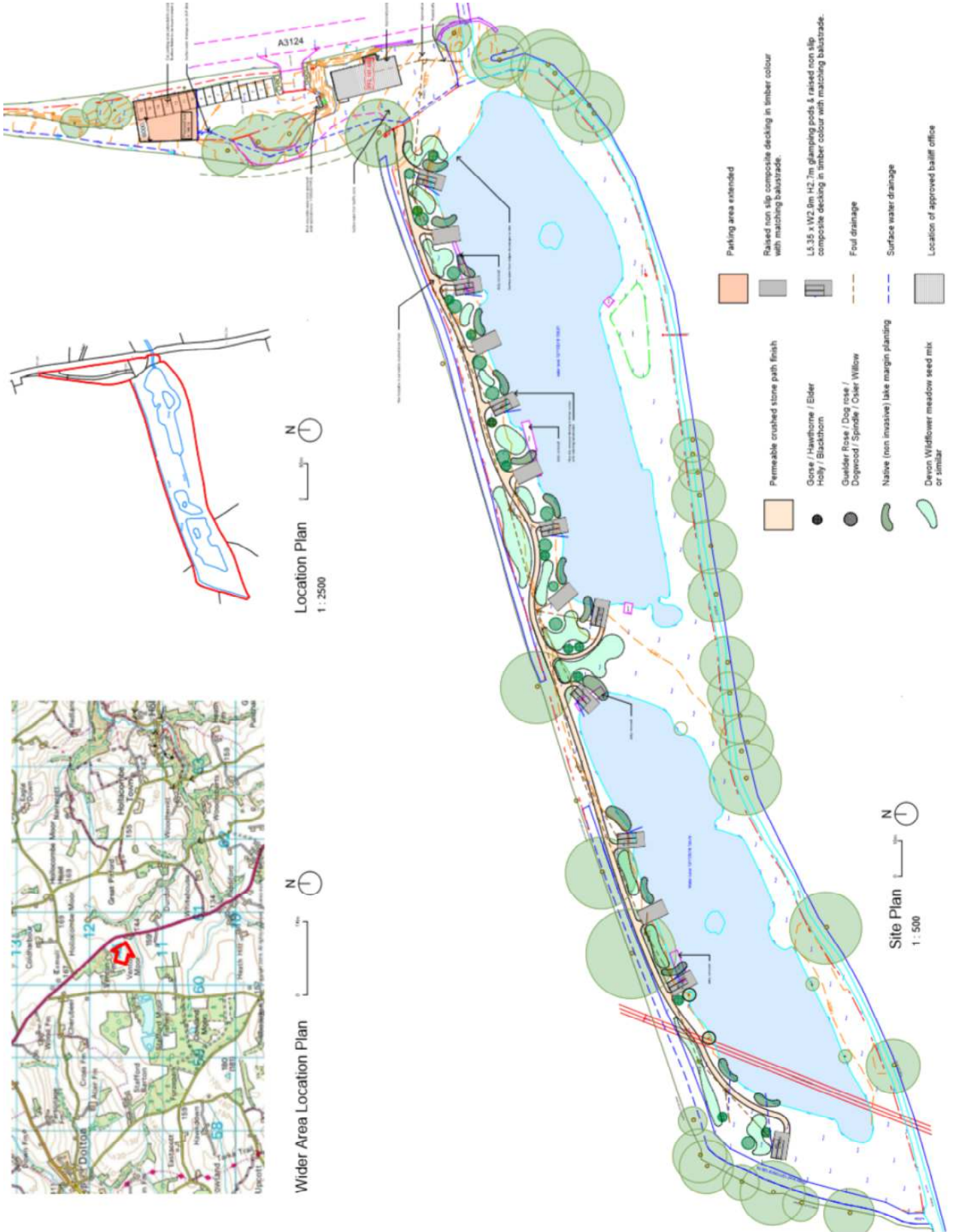
Particulars for: Venn Lakes, Devon



Wider Area Location Plan
1 : 2500



Location Plan
1 : 2500



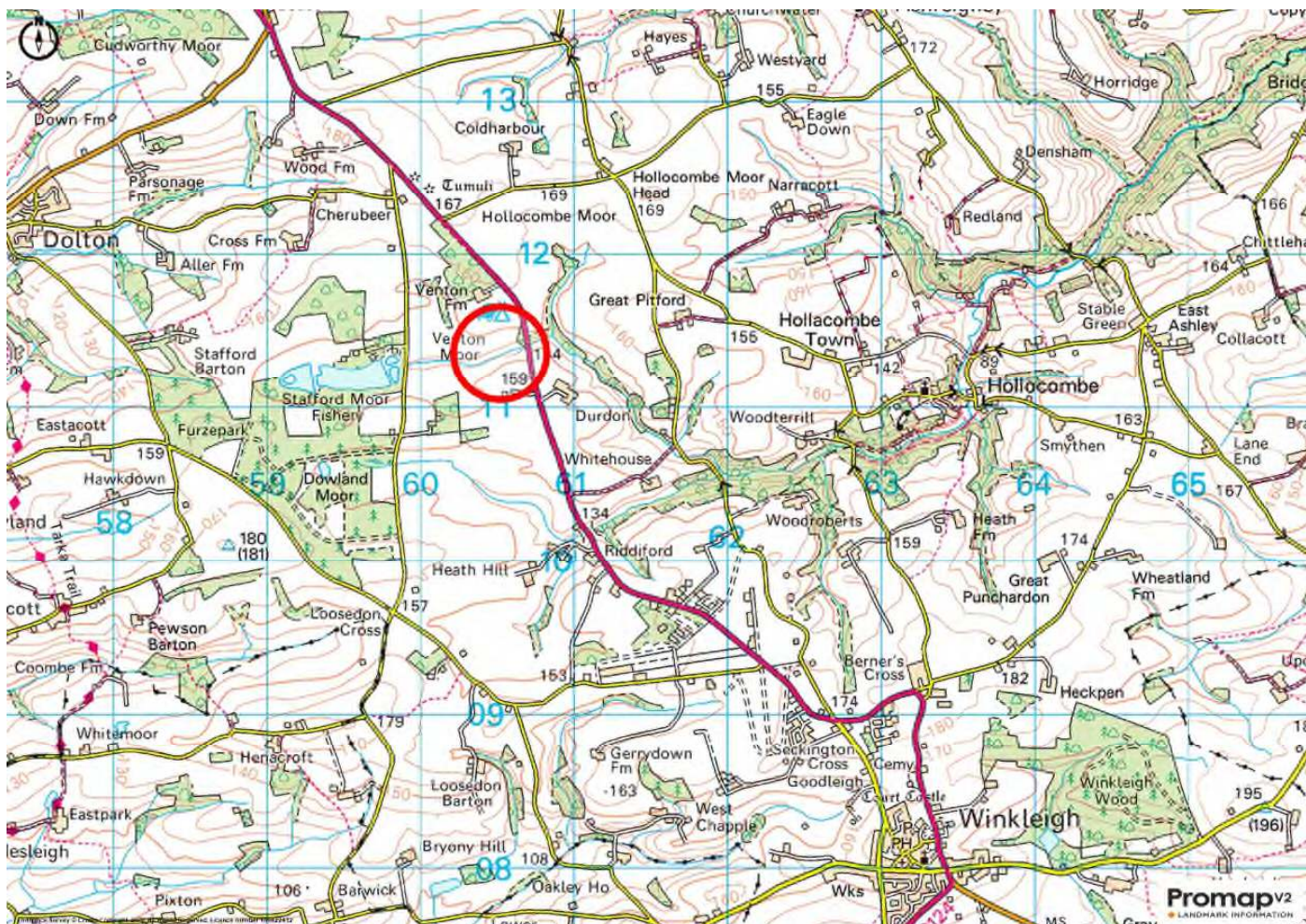
Site Plan
1 : 500



Particulars for Venn Lakes, Devon



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Directions

From Winkleigh take the A3124 towards Great Torrington, after approximately 3 miles, Venn Lakes is located on the left hand side at the bottom of the hill just after the bridge.

Viewing Strictly by Appointment Through:
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Stanway
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CO3 8RS

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- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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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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