

SERVICES

Private water and mains electricity, septic tank drainage.

Local Authority

Doncaster Metropolitan Borough Council, 2 Priory Place, Doncaster, DN1 1BN

Telephone: 01302 734444

Council Tax - Band D

Agents Notes

Tenure and Possession

The property is offered for sale freehold with vacant possession on completion.

Fixtures, Fittings and Stock

The sale includes all 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. The purchasers must satisfy themselves the quality and quantity of fish stocks prior to purchase.

Rights of Way and 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 water quality and condition of the fish have not 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 purchaser/s 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 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.
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 purchaser/s in inspecting properties that have been sold, let or withdrawn.

Guide Price

£550,000 Freehold

VIEWING STRICTLY BY APPOINTMENT THROUGH:

 FennWright

1 TOLLGATE EAST
STANWAY
COLCHESTER
CO3 8RS

 fisheries4sale.com

Tel: 01206 216555

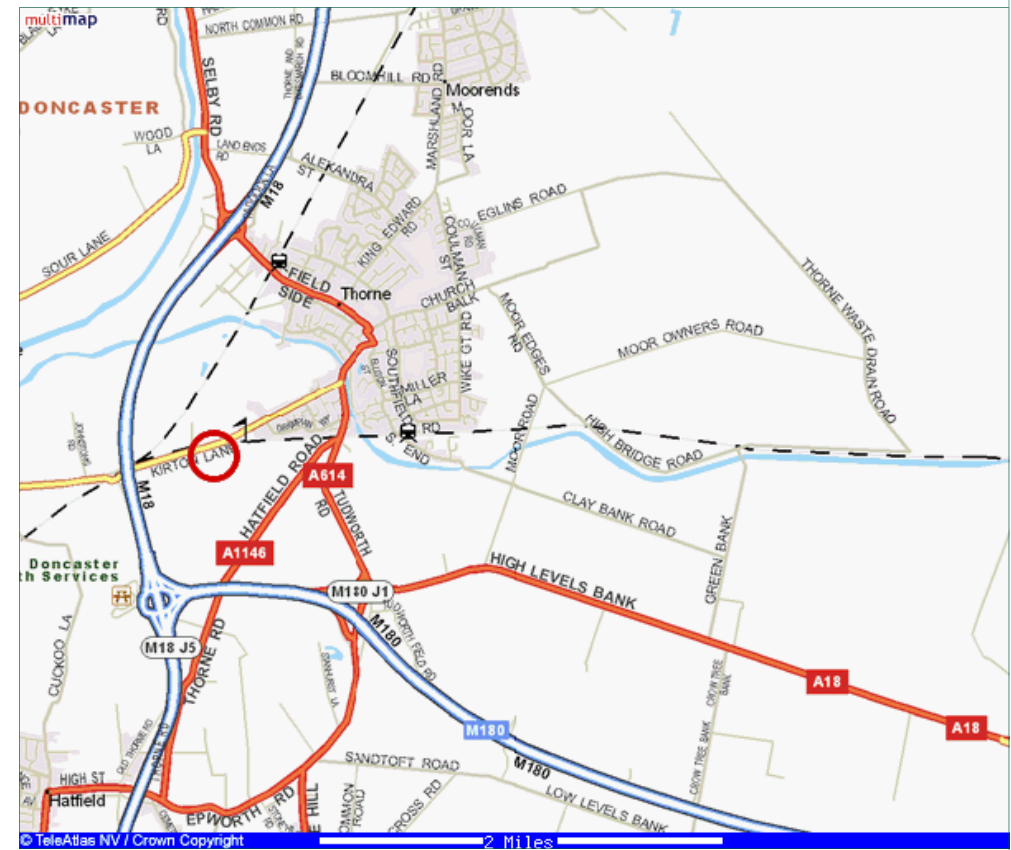
Fax: 01206 216566

Email: mjf@fennwright.co.uk

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!**



Fenn Wright Colchester

1 Tollgate East, Stanway, Colchester, Essex, CO3 8RS

fennwright.co.uk

fisheries4sale.com

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