

CEMEX Angling - Chertsey

Thorpe Road | Surrey | KT16 9EJ



The UK's leading specialist in the sale, acquisition and valuation of fisheries.

Introduction

Previously ran as a gold ticket venue, Chertsey offers good quality fishing for specimen carp, tench and bream. The site extends to approximately 19.5 acres (7.9ha) and is located adjacent to the M3. It has the benefit of approximately 10 acres (4ha) of mixed broadleaf woodland at the western end of the property. Chertsey is located approximately 1 mile north of the village of Chertsey and approximately 4 miles south of Egham. The property benefits from excellent transport routes being located approximately 1 mile from both the M25 and M3.

Directions

From the M25, exit at junction 11, taking the A320/Chertsey/Woking. At the roundabout, take the 1st exit onto St. Peter's Way/A317. After 0.8 miles take the 1st exit onto Chertsey Rd/A317. Continue on the A317 for 1 mile before entering a roundabout. Take the 2nd exit onto Pycroft Rd/A320. Continue forward out of the out of Chertsey, taking the 2nd exit onto Thorpe Rd. After 0.25 miles, the entrance to the fishery is on the right hand side through steel galvanized gates.

The Lake

The entrance track winds through the mixed broadleaf woodland to a relatively large car park. The lake itself extends to approximately 9.4 acres. (3.8ha). The fish stocks include; Common carp to 35lb, mirror carp to 41lb, roach to 2lb, perch to 2lb 8oz, pike to 20lb, crucian carp to 2lb, bream to 10lb, tench to 8lb and eel to 5lb.



The River Bourne

The River Bourne runs down the southern side of this venue and has accounted for several double figure barbel to 14lb with large chub also present.

Income

Season tickets for 2012/13: £230 per season. The income for 2012/2013 is £12,000.

Restrictive Covenant

A restrictive covenant will apply to all venues whereby infilling of any water will be prohibited for commercial purposes.



Overage Clause

Should development occur on the property within 20 years, the buyer will pay to CEMEX 50% of the increase in the value of the property. However, this will not apply to the following categories of development:

Non-motorised water sports, angling and directly connected activities, nature conservation, agriculture and the development of up to 5 (Five) residential units for anglers/holiday accommodation.

AGENT'S NOTES

Tenure & Possession

The area outlined red on the location plan is offered for sale freehold as a whole with vacant possession on completion. Purchasers should note that the areas coloured green and hatched blue are owned by the Secretary of State for Transport but CEMEX have fished the lake area hatched blue from the bank coloured green since the mid 1980's and recently acquired the fishing rights to this area of water.

Fixtures, Fittings & Stock

The sale includes fixtures and fittings and fish stocks within the lake. 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. The vendor reserves a right of way from the entrance off of Thorpe Road to the site of the mast. (Outlined brown on the location plan).

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: 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.

Viewing: Strictly by appointment through Fenn Wright.

Local Authority:

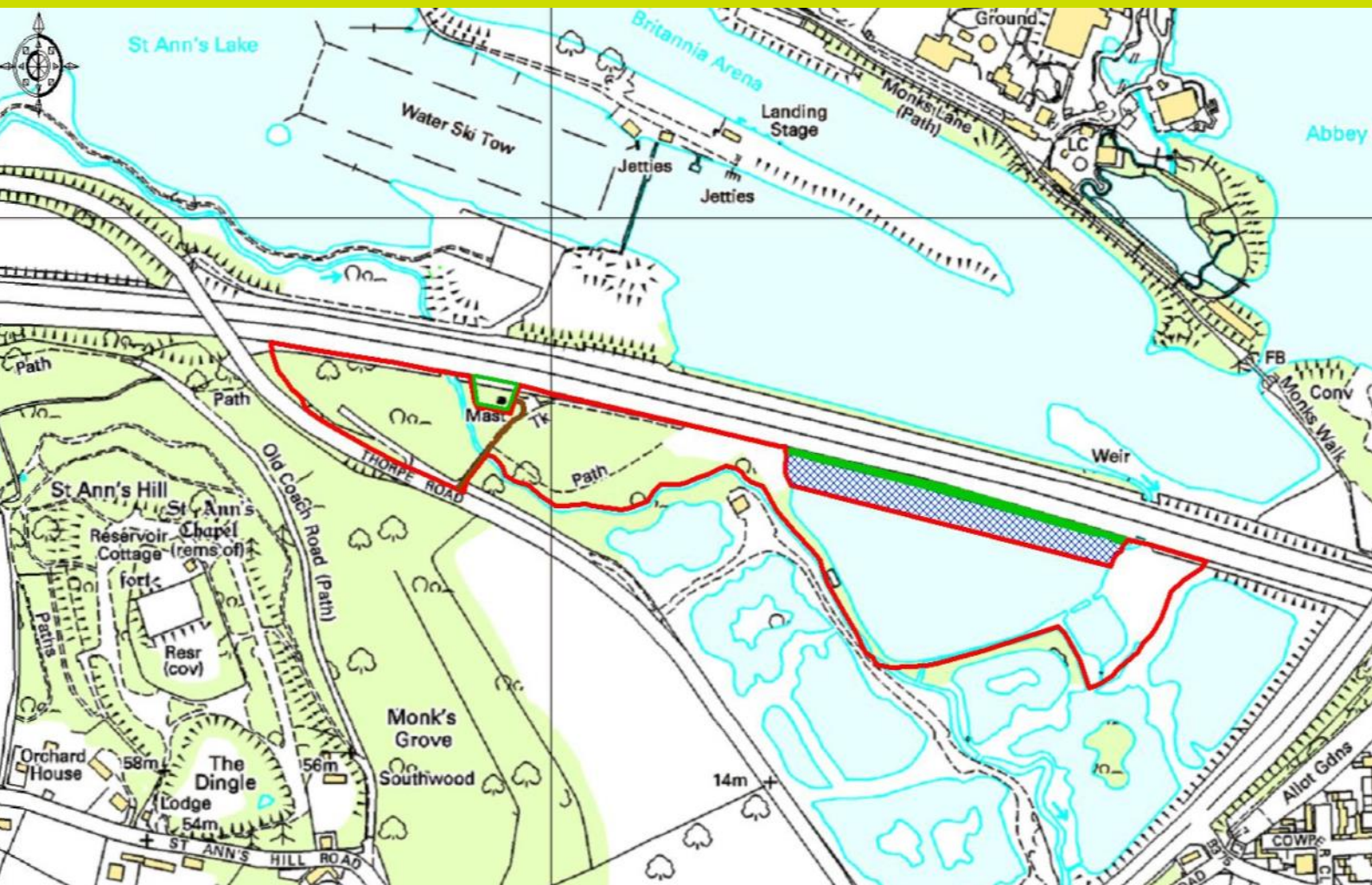
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GUIDE PRICE: £175,000



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