



**Land: Brentwood**

**Yearly**

## CHELMSFORD OFFICE

For further information or to  
arrange to view this property  
please call

**01245 231123**

A rare opportunity has arisen to let 4 fishing lakes in the Brentwood and Upminster area, with parking facilities and 24 hour access. Expressions of Interest are invited before 12pm on Tuesday 23rd May 2017.

## DETAILS

An exciting opportunity has arisen for a fishing syndicate. Approximately 21.5 acres of water is available in south Essex with season and day tickets welcome.

The lakes vary in size and are located in picturesque settings with good access. The lakes have been maintained to a good standard and there are over 40 swims located across the sites with the potential for more.

## DIRECTIONS

The lakes are situated in Thorndon Country Park in Brentwood, Weald Country Park in Brentwood and Belhus Woods Country Park in Aveley.

## TENURE

The lakes will be available on a fishing licence, the terms of which will be negotiable with the Council.

## **SERVICES AND FACILITIES**

Each site has its own toilet facilities and parking facilities.

## **ACCESS**

There will be 24 hour access available at all sites.

## **STOCK**

The lakes are stocked with species such as Carp, Roach, Rudd and Perch as well as others.

Management of the stock will be agreed with the Landlord.

## **MAINTENANCE**

The Club will be liable for certain maintenance at the sites.

## **INSURANCE**

The Club will be required to hold sufficient Public Liability Insurance.

## **LICENCE FEE**

Offers are invited for the annual licence fee for the sites.

## **EXPRESSION OF INTEREST**

Please download and complete the Expression of Interest form and information sheet attached. Please include as much information as possible about the relevant fishing syndicate and your proposal.

The deadline for applications is Tuesday 23rd May 2017. Further details regarding the sites are set out in the information sheet.

## **FURTHER INFORMATION**

Please contact the Council's agents for further information.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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