

**FOR SALE**

**Lake and Land**

**Danbury Trout Lake, Danbury, Essex**

**AVAILABLE AREA**

Site Area of approx. 3.5 acres (1.4 Ha)

Lake Area 1.3 acres

## IN BRIEF

- » Established former trout lake extending 1.3 acres
- » Gated access, former pump house and anglers' shelter.
- » Situated close to Danbury village, less than 2 miles from A12
- » Mains electricity supply
- » Site extending to 3.5 acres

## LOCATION

The land is situated approx. 1 mile south east of the village of Danbury, accessed directly off Sporhams Lane via a secure gated entrance. The property benefits from good access to the A12 approximately 2 miles distant. The city of Chelmsford is approximately 5 miles west.

## LAND & LAKE

The entrance off Sporhams Lane leads to a secure gated car parking area. The land comprises a former irrigation lake originally built for the adjacent orchard. The lake is set back from the lane and extends to approx. 1.3 acres with varying depths.

The land has the benefit of a pumphouse and anglers' shelter located on the southern boundary. The lake was previously let to a local angling club for in excess of 20 years. There is an access path around the perimeter of the lake.

## SERVICES

The site benefits from mains electricity supply.





### **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 the commercial 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. Prospective buyers should note there are overhead powerlines running across the property.

#### **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.

## **Viewing**

Viewing is strictly through appointment with Fenn Wright.

## **Important Notice**

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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**

**Chelmsford City Council**

## **DIRECTIONS**

The site is accessed off Sporhams Lane

Postcode: CM3 4AQ

## **\*Safety Note to 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!**



SPORHAMS LANE

Ford

FB

Sluice

31.4m

FB

Issues

Path (unr)

Reservoir

CR

Orchard End

Tk

0m 20m 40m 60m

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Promap  
LANDMARK INFORMATION

Parreis

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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