



FOR SALE

Coarse Fishing Complex, Caravan Site and Dwelling
The Sedges, Bridgwater, Somerset

AVAILABLE AREA

3 coarse fishing pools
Static and touring caravan site
3/4 bedroom dwelling
Site Area of 8.6 acres (3.4 Ha)

IN BRIEF

- » A popular and profitable fishery and caravan site
- » Established coarse fishery with three mature lakes
- » Static caravan and touring caravan site
- » Café and tackle shop.
- » Three/four bedroom detached dwelling
- » Site extending to 8.6 acres (3.4 Ha)

LOCATION

The site is situated less than 2 mile from the centre of Bridgwater, in the hamlet of Dunwear. The area to the east of Dunwear is the heartland of historic Wessex. Local tourist attractions include the Tor, Glastonbury and Cheddar Gorge. Direct access to the M5, less than 5 mile distant.

THE SEDGES

The fishery has built a reputation for quality coarse and match fishing, regularly featured in angling publications and media. The three lakes and stock ponds total around 5 acres of water with plenty of well spaced pegs. All are well stocked with mainly carp and bream, although there are also plenty of crucian carp, barbel, chub, tench, perch, roach and rudd.

Brick Lake- extending to approximately 1.6 acres with 20 pegs.

Tile Lake - extending to approximately 2.0 acres with 20 pegs.

Canal Lake - extending to approximately 0.96 acres with 24 pegs.

DWELLING

Situated close to the boundary in a private corner of the site, a 3/4 bedroom two storey log cabin comprising an open plan living and dining area, bathroom, bedroom with ensuite on the ground floor, together with two bedrooms and balcony on the first floor. To the rear of the property is an enclosed garden area and ample parking to the front.

Café

Situated between the main car park and dwelling is a purpose built single storey café overlooking the lakes. The café has an open plan layout with approximately 22 covers, retail area for selling terminal tackle and bait, commercial kitchen and storage/solar control area. W.C. and shower room/disabled W.C.





CARAVAN SITE

The static caravans are situated close to the entrance at the back of the site with a total of 9 static units with separate drainage provisions. There is planning permission for 10 units, subject to an 11 month occupancy.

The touring caravan area comprises a grassed area with planning permission for 10 grass pitches subject to a 9 month occupancy.

INCOME & EXPENDITURE

The income is generated from a combination of matches and day tickets fishing, together with the caravan site, café and shop sales. Full profit and loss accounts available to interested parties after viewing.

SERVICES

The property is connected to mains electricity (3-phase) and mains water, together with separate septic tanks for the café building, dwelling and caravans. Gas storage tank serves the dwelling. 30 x solar panels (and battery storage) on the café providing electricity for the main site and 2 x panels on the dwelling (hot water system).

WEBSITE

thesedgesfishery.co.uk

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 any 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.

There is a right of way at all times and for all purposes from River Lane to the property.

Consumer Regulations

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

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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LOCAL AUTHORITY

Somerset Council

RATES

Council Tax Band - Band B

Rates Payable 2026/27- £1,896.06

Rateable value - £9,500

Rates Payable - £Nil

ENERGY PERFORMANCE

TBC

DIRECTIONS

Available from the agent prior to viewing. Postcode: TA7 0AA

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!





Park Wall Rhyne (Drain)

FB

wear

Ponds

Pond

Pond

Dunwear

Riverside House

The Small

Upper Dunwear Farm

Industries Estate

Little Owl Barn

Orchard Cottage

Buttercup Cottage

Cider Barn

Dunwear

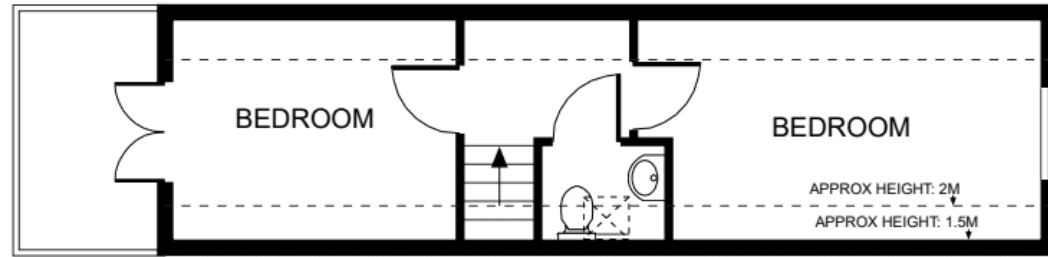
River Lane Cottages

Red Tiles

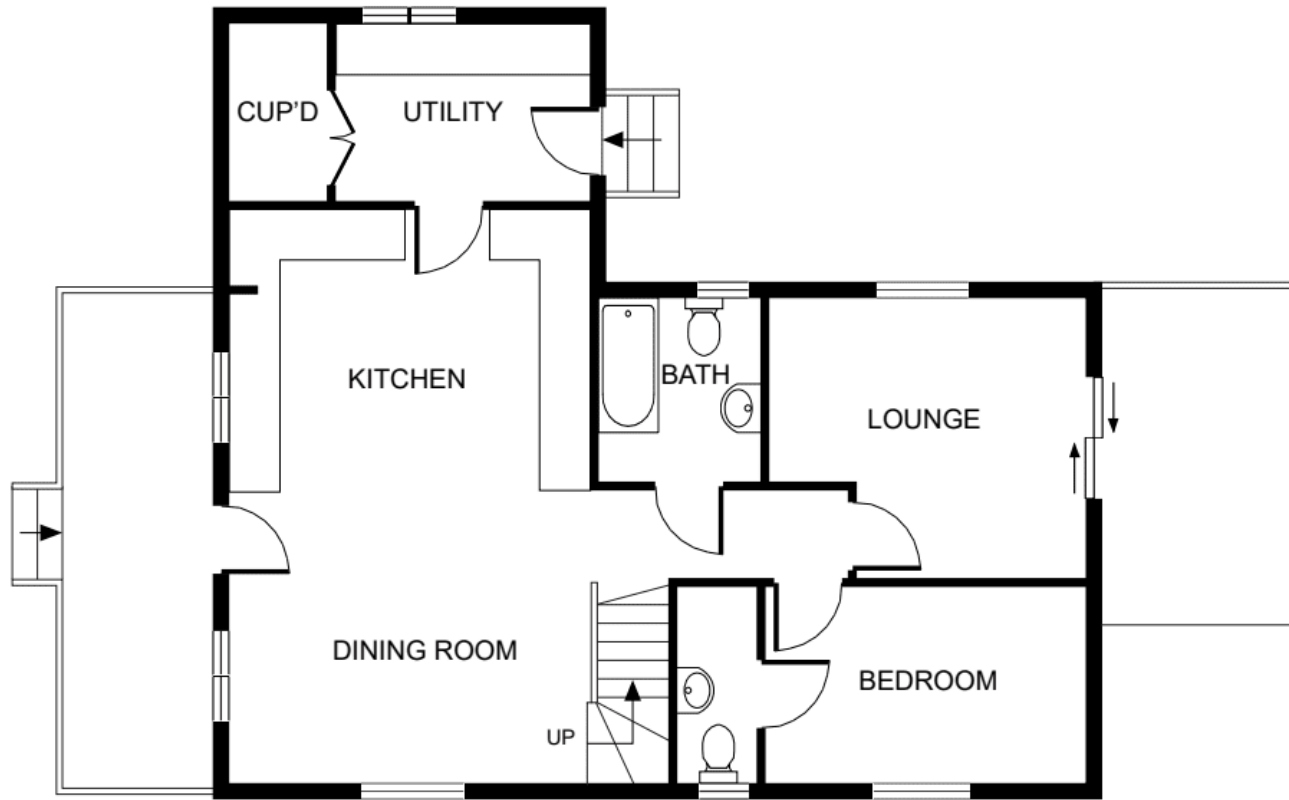
0m 30m 60m 90m



Floor Plan - The Sedges



FIRST FLOOR



GROUND FLOOR

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

Fenn Wright Water & Leisure

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