



Land and Fishing at Stapleford Wiltshire

STRUTT & PARKER

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Wiltshire SP3 4LT

Water meadows with fishing rights on River Wylfe

Salisbury 6 miles, Warminster 15 miles

About 29 acres (11.76 ha)

Lot 1 – River Frontage and Fishing Rights

This attractive and undisturbed left bank stretch of river has single bank fishing along approximately 788 yards on the desirable Wylfe River and a short stretch of approximately 87 yards on the River Till. The chalk streams are known for the quality of their fly hatches and the prolific natural spawning of wild Brown Trout as well as its superb Grayling stocks.

The fishing is currently let on a gentlemen's agreement at the rent of £1063 p.a. The Pelican Inn allow for fisherman to park in their carpark by agreement. There is a short walk along The River Till to the meadows and the River Wylfe.

Lot 2 – The Meadows

Approximately 28.07 acres of attractive water meadows adjoin the River Wylfe and overlook the surrounding countryside. Stock are grazed on the water meadows between April and October due to winter flooding. The fields are bordered by stock fencing and hedgerows.

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com

struttandparker.com

52 offices across England and Scotland, including 10 offices in Central London

There is no water connected as previously cattle have had access to the river. The land is accessed off the A36 down a track running alongside the boundary over which there is a granted right of way (as indicated in brown on the plan).

The land is in a Nitrate Vulnerable Zone and the rivers are both in a Site of Scientific Special Interest.

General

Method of Sale and Tenure: The land is for sale as a whole or in two lots by private treaty with vacant possession on completion.

Basic Payment: The land is not registered for Basic Payment.

Fencing: The purchaser of lot 1 will be responsible for erecting a fence between points A and B on the plan should lots 1 and 2 be sold separately.

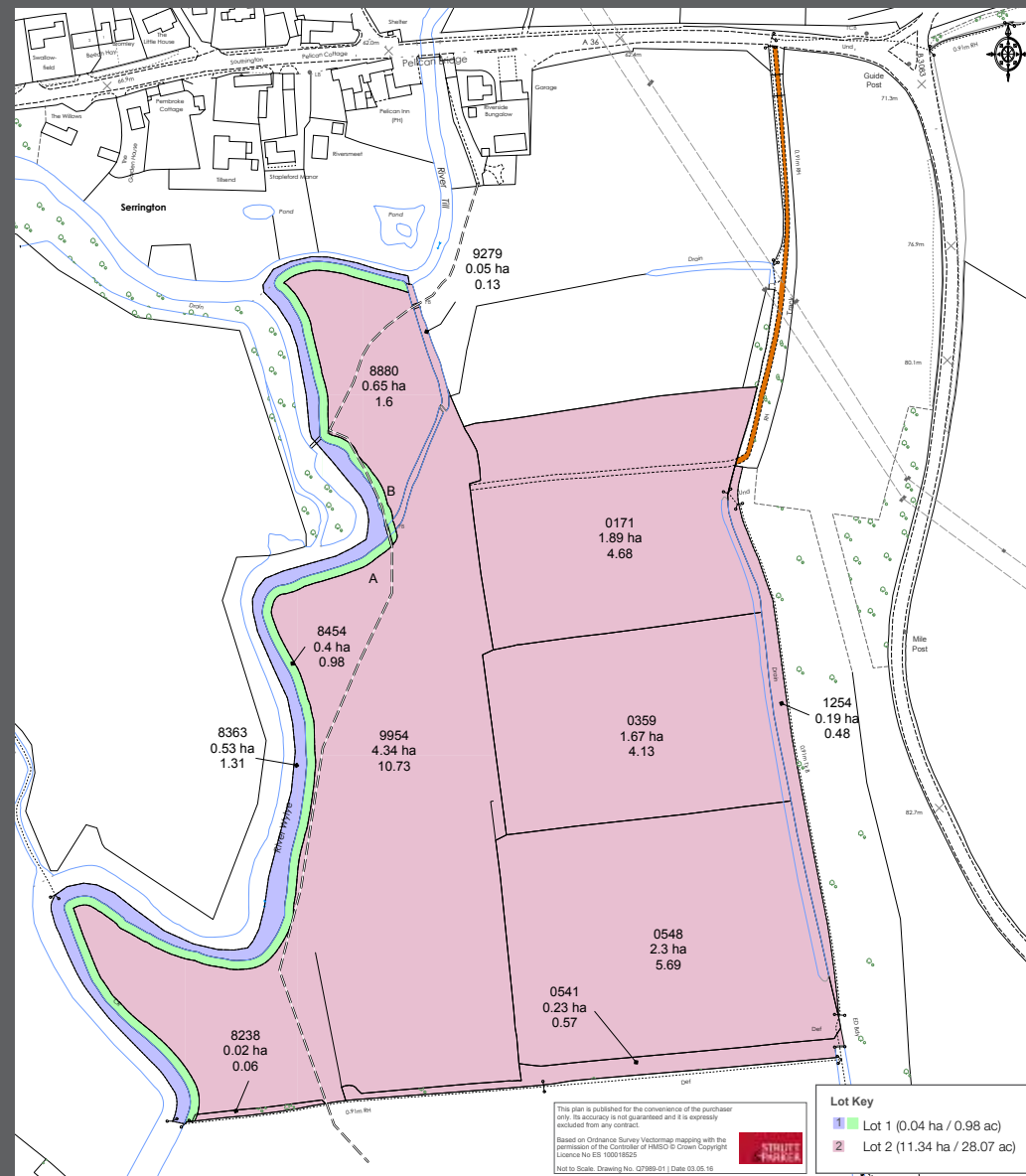
Sporting Rights: The sporting rights are included in the sale. Lot 1 will hold the fishing rights.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefit of all existing easements and rights of way, whether public or private especially mentioned or not. A right of way will be reserved across lot 2 for the benefit of lot 1. There is a footpath which crosses part of the land (indicated by the black dotted line on the plan).

VAT: any price quoted or discussed is exclusive of VAT. In the event that the sale of the property or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: given the potential hazards of the land and rivers we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Agents Note: There is a barbed wire fence which splits the two lots. Should the lots be sold separately, this fence will need to be measured by GPS and therefore the plan and acreage split between the two lots may differ from that stated on these details.



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