



## Fishing at Stoke Canon

Exeter, Devon

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Exeter, Devon

Stoke Canon - 0.0 miles, Exeter - 3.31 miles, M5 - 3.41 miles, Tiverton - 9.25 miles

## Rare opportunity to acquire fishing rights on the River Exe

**233 yards of single bank Salmon and Trout fishing with ownership of the bank and river bed up to mid stream**

**LOCATION** The fishing rights are on the River Exe and lie to the southern edge of the peaceful village of Stoke Canon which is only 15 minutes drive from Exeter and is within easy reach of the M5. Fishing rights rarely come onto the market on this famous Salmon River.

The Culm is the longest tributary to the River Exe and the fishing rights are upstream of the confluence of the Culm and the Exe. The river Culm rises in the Blackdown Hills, Somerset and flows through the Devon "redlands". The River Exe rises on Exmoor and flows South, through Devon, going out to sea at Exmouth having passed through Exeter.

**DESCRIPTION** An attractive stretch of single bank fishing downstream from Stoke Canon extending to approximately 233 yards of single bank. No record has been kept of catches, but the river Exe is well known for its Salmon and Trout fishing. Lower and Middle stretches of the Exe also attract Grayling. Also included are the riparian rights which give ownership of the bed of the river to its centre line together with an area of land to a depth of five feet back from the bank of the river between points A and B as marked on the map.

**RIGHTS** "To pass at all times and for reasonable purposes in connection with the use and enjoyment of the Property on foot only over the land shown "green" on the Plan in order to gain access to the River TOGETHER with a right to pass over the land 'green" on the Plan with vehicles and machinery solely for the purpose of maintaining the property and not otherwise."

"The right to trim the trees and bushes along the banks of the River between points A to B on the Plan for a distance of fifteen feet back from the bank of the River and to cut reeds weeds and other water plants which may be detrimental or constitute an obstruction to the full enjoyment of the lands hereby transferred PROVIDED that this does not cause the erosion of the banks or unduly raise or lower the level of the River. "

**SEASON** The Current Fishing season for the River Exe is set out below. Current legislation requires Salmon caught before the 16th June to be returned to the water.

Salmon	14th February to 30th September.
Sea Trout	15th March to 30th September.
Brown Trout	15th March to 30th September.
Grayling	16th June to 14th March

**ACCESS** Access to the riverbank is permitted on foot only over the land shown edged in green on the sale plan. Access with vehicles and machinery is solely for the purpose of maintaining the property.

**DIRECTIONS** From Exeter take the A377 North out of Exeter. At the mini roundabout take the second exit A396 Tiverton

Road North to Stoke Canon. Continue into Stoke Canon, once over the bridge turn immediately left onto Chestnut Crescent. The fishing can be accessed via the first gate on your left before the road bends up to the right.

**VIEWING** At any time during daylight hours with a copy of these particulars to hand. Please close all gates behind you and take care if livestock are present. Please call the Vendor's agent to check if any 'lively' stock are present. Please only view on foot taking care to park in the gateway without obstructing access.

**AUTHORITIES** **East Devon District Council**, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL TEL: 01395 516551. **Environment Agency**, South West Office, Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ TEL: 0370 8506506

**FIXTURES & FITTINGS** If not specifically mentioned in the particulars, no fixtures and fittings are included in the sale.

**AGENT** Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935. Fax: 01392 823938. Email: [property@townsendcharteredsurveyors.co.uk](mailto:property@townsendcharteredurveyors.co.uk)

**SALE PLANS** The sale plan is not to scale and is for illustrative purposes only as to the land available. Although carefully prepared the accuracy of the plan is not guaranteed.

**EASEMENTS** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities.

**MISREPRESENTATION DISCLAIMER** Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but its accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

Photos Taken: 22.09.14

