

HMCT/JB/FA69/coveringletter stoke canon

FISHING AT STOKE CANON

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

We are pleased to enclose our brochure for the sale of Fishing Rights at Stoke Canon, which we are offering by private treaty.

The 233 yards of single bank fishing has a guide of £25,000

Viewing - At any time during daylight hours with a copy of the 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 prior to entering the land.

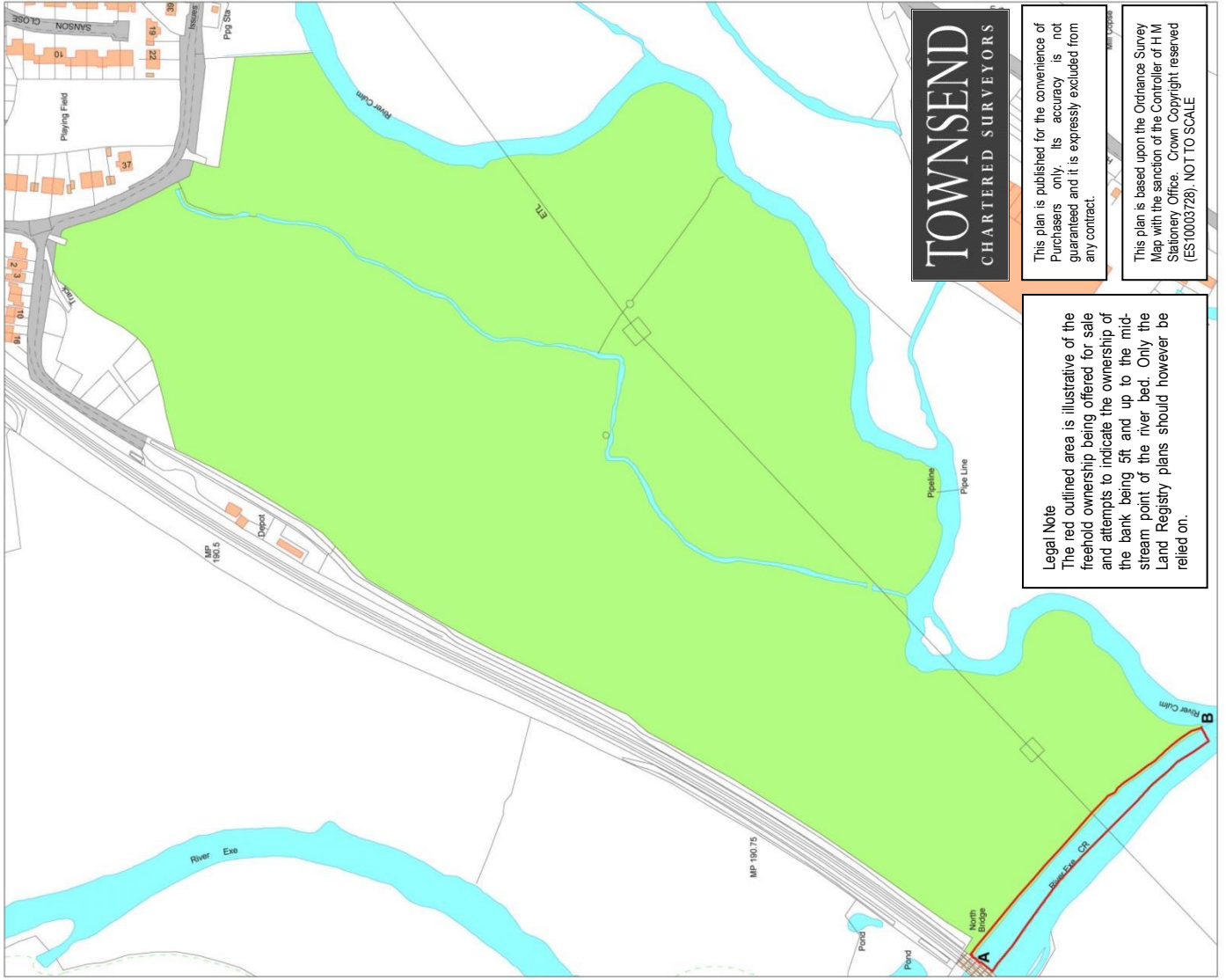
If condition, communication, situation or any other factors are of particular importance to you, please discuss these with us prior to viewing so as not to make a wasted journey. If you require any further information or wish to arrange a viewing, please do not hesitate to contact Hugh Townsend.

TOWNSEND CHARTERED SURVEYORS

LAND AGENTS
VALUERS
ESTATE AGENTS
AUCTIONEERS
ARBITRATORS
QUOTA AGENTS

farm & estate management day-to-day management & consultancy for farms, forestry, land & estates. **property agency** sale and purchase of houses & country houses, farms, land, estates, cottages, barns, smallholdings, equestrian property; lettings & management; grass & land lets; development land. **professional services** farm & rural business consultancy; Basic Payment Scheme; Stewardship schemes; landlord/tenant negotiations; diversification; rent reviews; ASTs & FBTs; partnership insurance; dispute resolution, mediation, arbitration, expert witness & advocacy; telecoms, compulsory purchase, pipeline and easement claims, & wayleaves. **renewables** anaerobic digestion; energy crops; biomass/estate heating; hydropower; income from renewables; on-shore wind & solar. **farm quota** entitlements; water abstraction licences; carbon trading, credits & emissions allowances. **planning & development** advice & applications; agricultural need assessments; appeals; design & drawings; development & development land advice. **valuations** surveys and valuations for property, IHT, CGT & probate. **sporting** sporting agency & licences.

H McC TOWNSEND FRICS. FCI Arb. FAAV Office Manager MRS J CLARK BA(Hons) Office Assistant MRS K DEAN

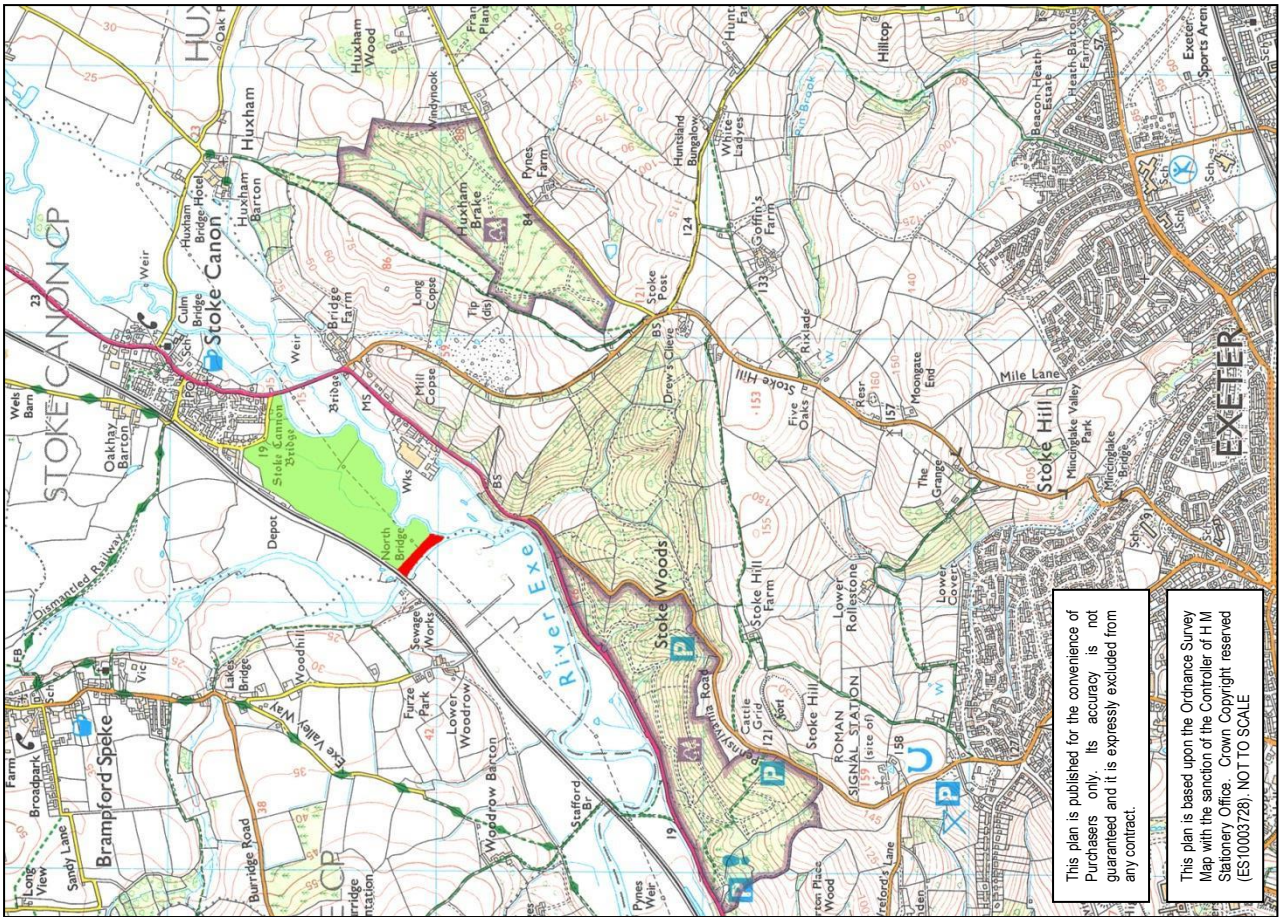


TOWNSEND
CHARTERED SURVEYORS

This plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office. Crown Copyright reserved (ES10003728). NOT TO SCALE

Legal Note
The red outlined area is illustrative of the freehold ownership being offered for sale and attempts to indicate the ownership of the bank being 5ft and up to the mid-stream point of the river bed. Only the Land Registry plans should however be relied on.



This plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office. Crown Copyright reserved (ES10003728). NOT TO SCALE