



Hilton Valley Carp Fishery

Great Yeldham

Carter Jonas



**Hilton Valley Carp Fishery**  
**Toppesfield Road**  
**Great Yeldham**  
**Essex**  
**CO9 4HB**

**An attractive fishery including 3 fully-stocked lakes and extensive glamping opportunities.**

The Fishery is situated in the picturesque Essex Colne Valley.

In all extending to 10.90 acres.

For sale by private treaty as a whole.

**Carter Jonas**



**Property**

Hilton Valley Fishery totals an area of approximately 10.80 acres and comprises 3 lakes.

The lakes are all surrounded by wooden walkways and gravel membrane paths.

The River Colne flows through the Fishery, providing exceptional water quality for the Property, which is classified as a 'Clean Fishery'. The lakes are registered with the Centre for Environment Fisheries & Aquaculture Science (CEFAS), and come with a fish movement licence.

The existing business model relies on income derived from the coarse fishing industry. The secondary revenue stream is provided by additional on-site services, such as the glamping business.

**Location**

Situated 1 km south of Great Yeldham, 11 km north-west of Halstead and 11 km south-east of Haverhill.

**Access**

The existing primary access to the main car park is via a right of way over a 200m track which adjoins Toppesfield Road.

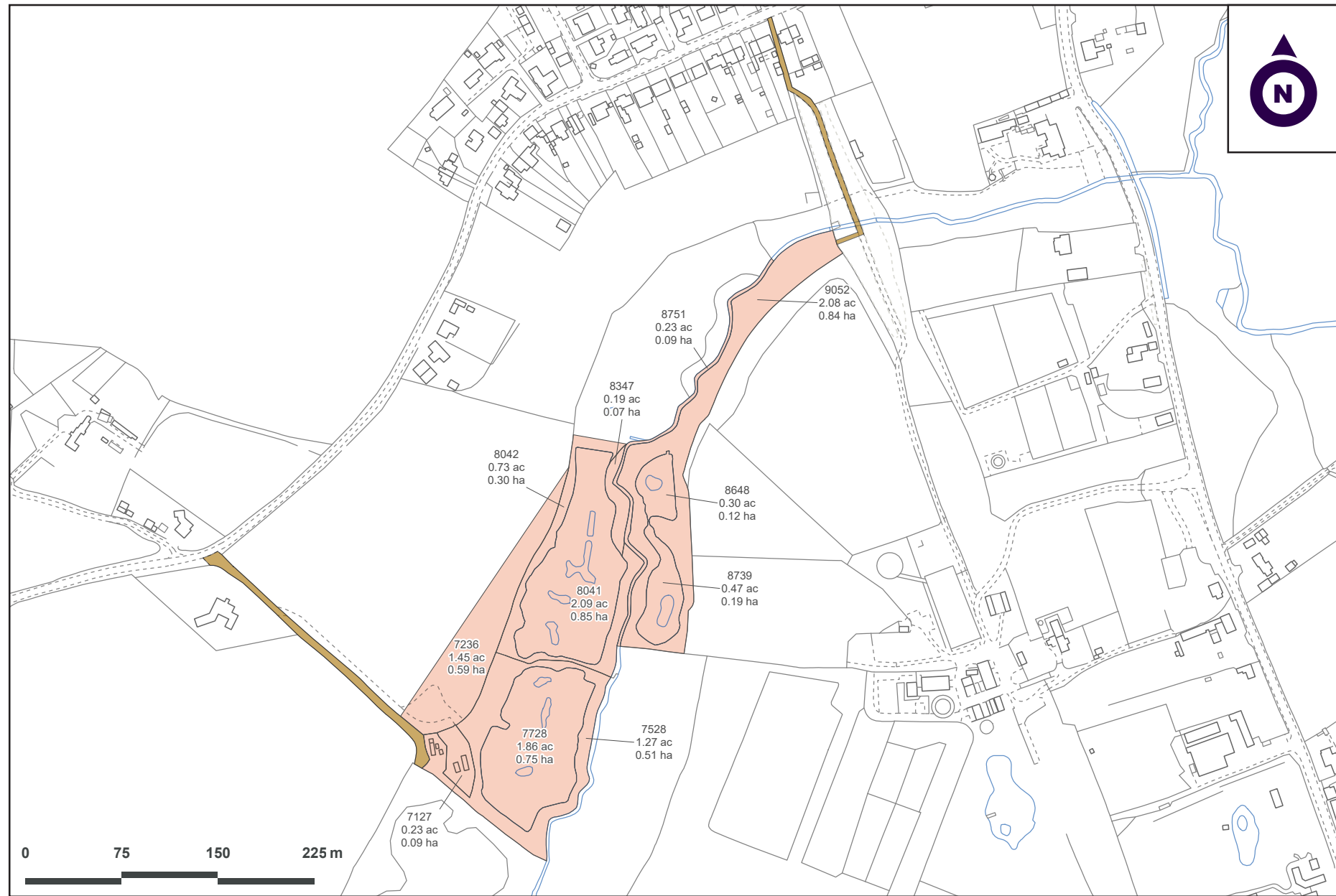
There is a secondary access via a right of way over an access track to the north-east of the site, circa 200m in length, also adjoining Toppesfield Road.

**Buildings**

There is a mobile storage shed that measures 45ft in length with a lean-to extension.

Servicing the Property is a shower block measuring 30ft in length, with both male and female toilets located on-site.







## Land & Lakes

Caney Lake totals 3 acres and was stocked in 2019 with carp from one of the highest graded fish farms in the UK. With 9 separate fishing pegs, the lake has been designed meticulously, boasting in the region of 60 carp.

Coblends Lake totals approximately 2 acres and holds over 150 carp fish, along with other common species such as Pike, Rudd and Roach. This includes 7 separate fishing pegs.

The final water body, named Shal's Pond, is tucked away from the main Fishery. This lake was originally dug as an irrigation reservoir approximately 120 years ago. There are exclusive pegs surrounding the water's edge, with the pond stocked with approximately 30 fish.

The rich ecosystem allows natural freshwater mussels and a variety of shrimp to flourish, which the carp in-turn thrive on.

There are attractive glamping opportunities combined with the available fishing. This presently includes 2 bell tents with the capacity for 4-5 people respectively. The glamping equipment is to be included in the sale.

## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

The Property is being sold with the glamping tents, mobile storage shed, shower and W/C facilities, as well as an array of site maintenance equipment.

## Overage

The Property is being sold subject to an existing overage agreement of 40% for a remaining term of 22 years, to be triggered by residential development.

## Services

The site benefits from mains water and three-phase electricity supply.

## Planning

Alternative uses and development of the property will be subject to achieving the necessary planning permissions.

## Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

## Sporting, Timber & Mineral Rights

To be included in the sale.

## Local Authority

Braintree District Council  
Causeway House  
Bocking End  
Braintree  
CM7 9HB

## Viewings

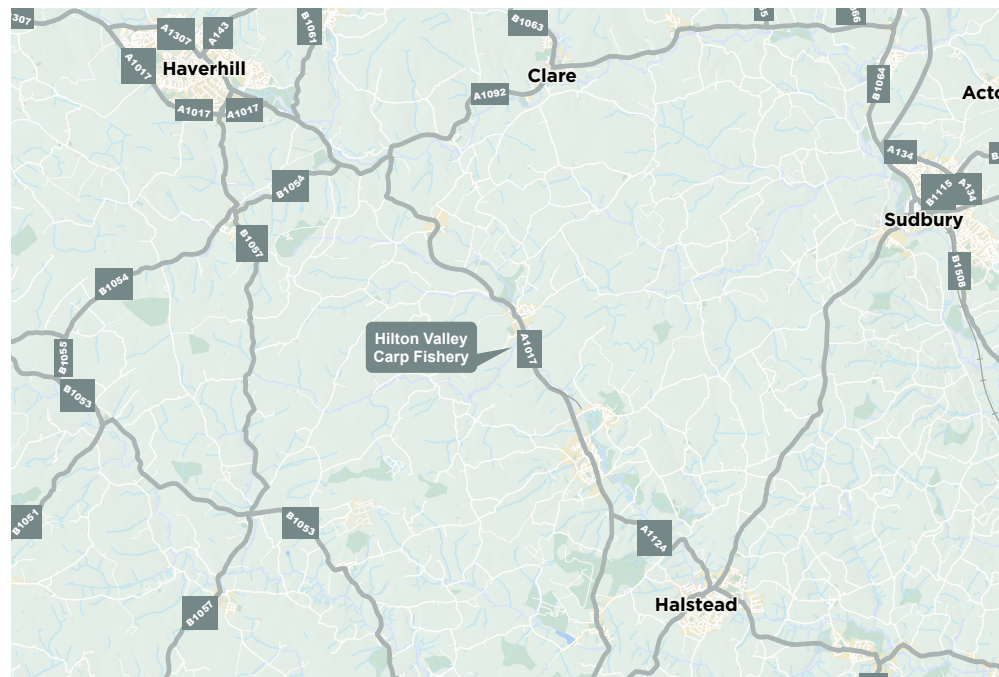
Viewings of the Property are strictly by appointment only and are to be accompanied by the Vendor.

## Directions

Traveling south down Great Yeldham High Street, turn right onto Toppesfield Road. Continue for 1 km until turning left at The Hilton Valley Carp Fishery sign. Continue down the access track to the main car park.



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## Cambridge

01223 346600 | [Jamie.elbourn@carterjonas.co.uk](mailto:Jamie.elbourn@carterjonas.co.uk)

01223 346600 | [Scott.riggs@carterjonas.co.uk](mailto:Scott.riggs@carterjonas.co.uk)

One Station Square, Cambridge, CB1 2GA

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