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The Fishing House Madam's Pool, Weir Green, Elmore, Gloucestershire

A fascinating and rare opportunity to purchase an historic fishing house on the banks of the River Sever within easy reach of Gloucester.

About 1.23 acres (0.496 hectares).

For Sale by Informal Tender

Closing Date: Wednesday 17th December 2008

Guide: £25,000-£35,000



The Fishing House

Madam's Pool, Weir Green, Elmore, Gloucestershire



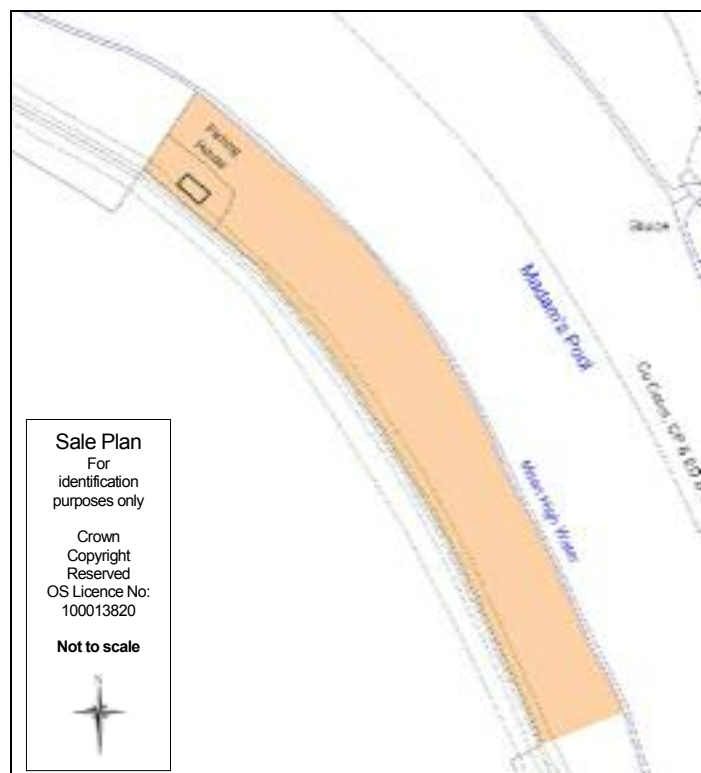
Situation

The Fishing House lies between the Severn Way and the left-hand/eastern bank of the River Severn, about half a mile from Weir Green, about four miles south west of Gloucester.

Grid Reference: SO790165

Description

The property comprises an isolated two storey building and lean-to (about 7m x 3.8m) of brick and rendered elevations under a clay tile roof overlooking the River Severn set in a long narrow grass paddock of about 1.23 acres including just over 200m of river bank.



Services

None connected.

Viewing

At any time during daylight with a set of particulars. If you wish to view The Fishing House internally, please make an appointment.

Directions

Take the A38 south out of Gloucester. At the Cole Avenue major junction, turn right to Quedgeley. Turn right at the first set of traffic lights and continue on over the canal following the signs for Stonebench. Turn right at the T-junction for Elmore. Take the next right signed to Weir Green (a no through road). Continue along that road until you reach the river and a small area for parking. Follow the public footpath signed to Elmore Back. Go past the pool on the left-hand side and continue onto the land where The Fishing House will be seen at the far end.

Tenure and Possession

Freehold with vacant possession on completion.

Vendor's Solicitor

Rowberry Morris, Morrow House, Station Road, Gloucester GL1 1DW. Telephone 01452 301903. Fax 01452 411115. For the attention of Mr Robin Morris.

Method of Sale

By Informal Tender (see attached form) to be submitted by 12 noon on Wednesday 17th December 2008. The successful tenderer will be expected to exchange contracts within two weeks of receipt of the draft contract. The legal pack will be available for inspection at the Sole Agent's office seven days prior to the tender date.

Agent's Note

1. Access. The Severn Way is a public footpath which runs from Elmore Back to Weir Green providing pedestrian access to the property. We are advised that the neighbouring landowner will grant the purchaser a vehicular right of way from Weir Green to the property.

2. Fishing Rights. These are included in the sale.

Buyer's Administration Fee

The successful purchaser will pay £500 plus VAT to the Agents, via the solicitor, upon exchange of contracts.

Authorities

Stroud District Council 01453 766321
Gloucestershire County Council 01452 425000



Particulars and photographs taken November 2008. Ref. 5388.

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