Emborough Grove and Lechmere Water
Emborough, Somerset
Introduction
Emborough Grove and Lechmere Water together comprise an enchanting area of woodland and wetland extending to approximately 16.96 acres, with the lake making up a further 5.67 acres. With banks of bluebells and well established native broadleaf woodland surrounding a pleasant course fishing lake, this property offers a rare chance to integrate habitat conservation and syndicate fishing. Originally a much smaller mill pond - which may explain why it is known locally as Emborough Pond - and held by monks during the 16th century, the lake is still well stocked with traditional strains of carp, with catches up to 29 lb recorded. There is also a good head of tench and roach.

Situation
The Property is situated in open countryside at the head of a wooded valley on the edge of the hamlet known as Emborough. The nearby towns of Radstock, Shepton Mallet and the city of Wells all offer a variety of shopping, educational, recreational and cultural facilities. The city of Bath, Cheddar Gorge, Wookey Hole and Longleat Safari Park are all within 20 miles and all are major tourist attractions.
Directions
From Bath take the A367 towards Shepton Mallet. Pass through Norton Radstock and bear right at the first roundabout onto the B3139 Wells Road. Continue along the B3139 through Chilcompton. Head straight across at the cross roads with the A37 and then take the second left off the B3139.

General Remarks

Method of Sale
The property is offered for sale as a whole by private treaty.

Tenure
Freehold with vacant possession on completion.

Reservations
The Vendor/Transferor and their successors in title reserve and except gravel extraction rights from the sale. Further information is available through the selling agents.

Local Authorities
Somerset County Council: 0845 345 9166
Mendip District Council: 01749 648 999

Rights of Way and Easements
There are no rights of ways crossing the land.

Sporting
In-hand.

Health and Safety
Given the potential hazards of the site we would ask you to be as vigilant as possible when making your inspection for your own personal safety. Viewers are advised not to walk on the dam wall and they should not walk out into the lake or take other access onto or over the water.

Plans Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Vendor's agents and the purveyor(s) shall be deemed to have satisfied himself as to the description of the Property. Any error or misstatement shall not annul a sale or entitle either party to compensation in respect thereof.
Viewing
Strictly by appointment through the selling agents.

Important Notice
Savills and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. The lake is impounded by an earth-filled dam and is subject to the provisions of the Reservoir Act 1975. As such, the lake must be supervised and periodically inspected by a Panel Engineer (a specialist civil engineer qualified and experienced in reservoir safety). Copies of the Section 10 and Section 12 engineers’ reports are available for inspection on request.

Particulars and photographs were taken in April 2011