

HEYFORD FISHERY NETHER HEYFORD, NORTHAMPTONSHIRE



A rare opportunity to lease, or acquire, a fishery featuring a variety of lakes and surrounding land in a desirable, well-connected location.

Approximately 31.37 acres (12.695 hectares).

Property Summary

- Four lakes extending in total to around 5.55 acres.
- Surrounding pasture and woodland extending to 27.45 acres.
- Located just off the M1 Junction 16 outside the small village of Nether Heyford.
- The site includes single storey amenity building, previously used as a club house with kitchen and toilet facilities.
- Alternative site uses can be explored, subject to planning as required.
- To let, or for sale, as a whole.

Distances

(All distances are approximate)

- Nether Heyford 0.8 miles
- Northampton 9 miles
- Daventry 6.5 miles
- M1 J16 2 miles

To let or for sale by Private Treaty as a whole

Enquiries

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Please read Important Notice on page 7.

HEYFORD FISHERY
NETHER HEYFORD,
NORTHAMPTONSHIRE





Introduction

The letting or sale of Heyford Fishery provides a unique and interesting opportunity to lease or purchase a range of former match fishing lakes and pastureland located within a short distance of the M1. Heyford Fishery was Britain's first purpose-built match fishery with a total of four individual lakes encompassed by a range of hedgerows and native trees with pastureland to the rear leading down to the banks of the River Nene. The Fishery has the benefit of a large car parking area and club house building which was used as a café and reception with kitchen and toilet facilities.

Location and Situation

The property is located east of the town of Northampton which provides connections towards Cambridge to the east and Leicester to the north which has easy vehicle access onto the M1 and the nearby town of Daventry.

The lakes are situated along Weedon Road, to the west of Nether Heyford and has direct access off Weedon Road via a private driveway which leads to the fishery.







Tenure & Possession

The property is for lease or sale freehold as a whole.

Method of Sale & Option to Lease

The property is for lease or sale by private treaty. The lessor/vendor will consider proposals to lease for uses and terms to be agreed. Please contact the agent for further information.

Overage Provision

Should the property be sold it will be subject to an overage provision reserving the vendor 30% of any increase in value accruing over 30 years due to any development over and above the existing use value of the land, triggered by either implementation or a sale with the benefit of planning permission. For further details please contact the agent.

Planning

The property is within the jurisdiction of West Northamptonshire Council.

Environmental Designations

The property does not lie within any dedicated areas of environmental designations. The property does sit within the Environment Agency's Flood Zone 2 & 3.

Wayleaves, Easements & Rights of Way

The land is to be sold, or let, subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) or lessee(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Registered Title

The land is registered under title number NN299774.

Value Added Tax

Should any sale or letting of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Services

The property is connected to mains water, electricity and drainage and with Calor gas. The purchaser(s) will be deemed to have satisfied themselves of any services available.

Solicitors

HCR Law, Lancaster House, Nunn Mills Road, Northampton NN1 5GE.

Postcode

The nearest postcode is NN7 3LG.

what3words

The location of the entrance to Heyford Fishery is ///juggled.blazing.coolest

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Matthew or James on 01865 953 080.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) or lessee(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authority

West Northamptonshire Council 0300 126 7000.

Timber, Sporting & Mineral Rights

These are included in the sale or letting in so far as they are owned.

Boundaries

The lessor/vendor and the lessor's/vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The

purchaser(s) or lessee(s) will have to satisfy themselves as to the ownership of any boundaries.

Access

Should the property be sold, the access as shaded brown will be retained by the vendor with a right of access granted to the purchaser(s).

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The lessee(s)/purchasers will be deemed to have satisfied themselves of the property as scheduled. The area hatched red could be included within the lease, or sale, subject to separate negotiation.

Health & Safety

Given the potential hazards of lakes and deep water we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were August 2025. Only those fixtures and fittings described in these particulars are included in the sale or lease.

Further information is available from the agent.

360 View

Please scan the QR Code or click the [link](#)



Aerial Video

Please scan the QR Code or click the [link](#)



Date

These particulars were prepared in September 2025.



Important notice

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