



Pynes Fishery
The River Exe, Exeter, Devon

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A rare chance to join the exclusive Pynes Fishing Syndicate with access to some of the Westcountry's finest fishing. 1 mile of double bank and 3 miles of single bank fishing with some outstanding and productive fishing with excellent holding pools

THE RIVER EXE

The river is probably the best known, and most productive, salmon river in the West Country. The river rises on Exmoor and flows south across the moor, down wooded valleys and through the rich farmland of the Exe valley. The river subsequently passes through the city of Exeter until it reaches the sea at Exmouth.

The river has remained remarkably productive over recent years and is noted for its excellent runs of salmon, particularly in August and September. Whilst sea trout are less prolific in the river, the usually plentiful supply of small brown trout also provide some entertaining fishing.

PYNES FISHING LIMITED

The fishing rights described within these particulars are owned by Pynes Fishing Limited. The purchaser will acquire a one eleventh share in the company and is also entitled to become a director of the company.

The company has bye-laws by which its members adhere, full details of which are available from the agent's offices, most of which are summarised below.

Members are entitled to one accompanied or two unaccompanied guests on any day throughout the season, up to a maximum of ten days in each calendar month. Members may fish at the same time as their guest.

There is no limit to the time that a member or guest may occupy a pool unless another fisherman gives notice of his desire to fish a pool, in which case the limit is 20 minutes. There is no limit on the number of occasions that a member may fish, although a member and/or guest may only take up to two salmon per day each, after which no further fishing is permitted. No catch and release is permitted except for gravid fish, kelts or baggots. Fishing for trout is by fly only throughout the season.

Copies of the company's Memorandum of Association, Articles of Association and the last three years' accounts can be made available to interested parties on request.

THE FISHING

The fishing extends to about one mile of double, and three miles of single, bank fishing. There are 30 named pools, providing some of the most outstanding fishing on the River Exe. The fishing stretches from the village of Bramford Speke to Cowley Bridge on the edge of Exeter, as shown on the attached plan.

The banks all appear to be well maintained and most of the water can be fished without the need for wading. There are also relatively few trees to hinder casting.

A number of private vehicular rights of way exist to access the fishing, as well as plenty of places to park vehicles. These are shown

on the attached plan.

This is a very rare chance to join an exclusive syndicate with some exceptional fishing, whose records do not adequately reflect the potential productivity of the water. We believe it could probably best be described as lightly fished.

RECORDS

The six-year average for 2016 to 2022 is 9.2 salmon. We understand no fishing took place in 2020 due to Covid and this year has been excluded from the average. 2022 - 4 salmon & 1 grilse, 2021 - 7 salmon, 2020 - no fishing (covid-19), 2019 - 5 salmon, 2018 - 16 salmon & 2 sea trout, 2017 - 5 salmon, 4 grilse & 1 sea trout, 2016 - 9 salmon & 2 sea trout. 2006 - 5, 2005 - 8, 2004 - 12, 2003 - 12, 2002 - 11, 2001 - 1, 2000 - 30, 1999 - 42, 1998 - 36, 1997 - 25, 1996 - 24.

It should be emphasised that many of the rods rarely fish and these records are therefore an inadequate reflection of the calibre of the water, in previous years there have been up to 42 Salmon.

SEASONS

The current fishing season for the River Exe is set out below. Current legislation requires salmon caught before the 16th June to be returned to the water.

Salmon	14th February to 30th September
Sea Trout	15th March to 30th September
Brown Trout	15th March to 30th September

VIEWING

The fishing may be inspected during daylight hours with a copy of these particulars to hand. Please close field gates behind you.

MISREPRESENTATION DISCLAIMER Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but its accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

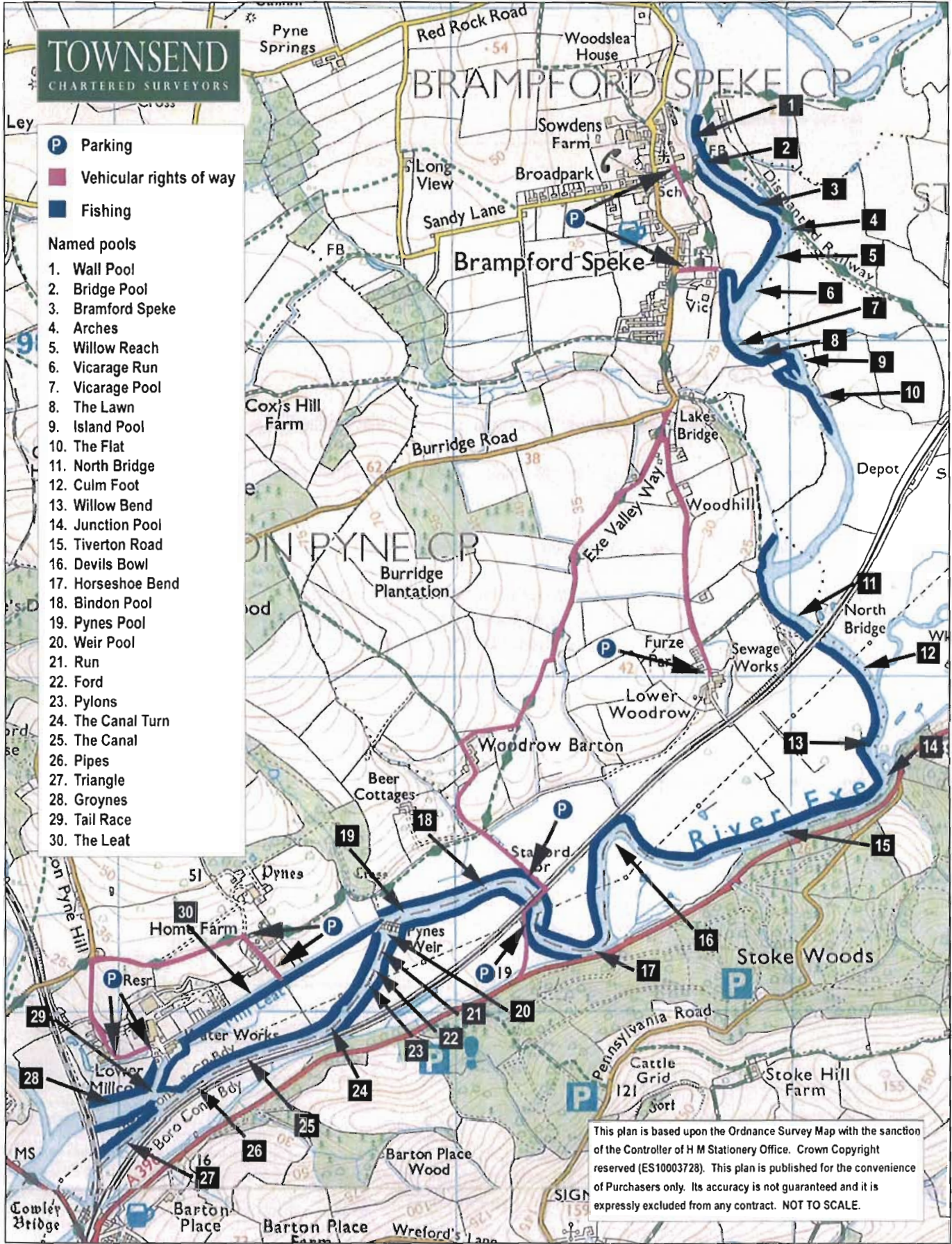
Any description and information given should not be relied on as a statement or representation of the fact that the fishing rights or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the fishing rights at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the fishing rights is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

EASEMENTS The fishing rights are sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities



TOWNSEND
CHARTERED SURVEYORS

- P** Parking
 - Vehicular rights of way
 - Fishing
- Named pools**
1. Wall Pool
 2. Bridge Pool
 3. Bramford Speke
 4. Arches
 5. Willow Reach
 6. Vicarage Run
 7. Vicarage Pool
 8. The Lawn
 9. Island Pool
 10. The Flat
 11. North Bridge
 12. Culm Foot
 13. Willow Bend
 14. Junction Pool
 15. Tiverton Road
 16. Devils Bowl
 17. Horseshoe Bend
 18. Bindon Pool
 19. Pynes Pool
 20. Weir Pool
 21. Run
 22. Ford
 23. Pylons
 24. The Canal Turn
 25. The Canal
 26. Pipes
 27. Triangle
 28. Groynes
 29. Tail Race
 30. The Leat



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