

Leisure opportunities relating to water

Tom Good BSc (Hons) MRICS

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Agenda

- Water & Leisure Assets
- Fisheries and associated uses
- Market Overview
- Valuation Considerations
- Q&A



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About

- BSc (Hons) – Aquaculture & Fisheries Management
- Research on fish farms and fisheries
- Sale and Valuation of fisheries since 2010
- Fenn Wright – Est. 1768
- Specialising in water since the early 1990s.

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Types of Water

- Lakes
- Rivers
- Mineral Workings
- Man made – Reservoirs



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Leisure Uses

- Angling
- Ancillary uses –
Café/restaurant, retail
- Fish Farming



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Holiday Accommodation



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Legislation

- Salmon and Freshwater Fisheries Act 1975 (SAFFA)
- Defra Registration
- Local Planning Regulations
- Reservoirs Act 1975

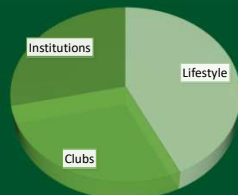
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Fisheries' Market

- Size of the Market
- Buyer profile
- Bank Funding



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Valuation Considerations

- Water Area
- Profitability
- Planning
- Location
- Ancillary Uses

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Fish Stock



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Environmental Factors

- Water Quality
- Water Supply
- Disease



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Climate change: Summer 2022 smashed dozens of UK records

14 October · Comments

UK heatwaves

River pollution goes unchecked as testing in England falls to 10-year low

Experts warn drop from 100,000 samples in 2012 to 41,519 last year means huge risk to water quality

Low flow and over abstraction

Low Flow
River flow rates vary through seasonally and between wet or

How will climate change affect rivers?

Climate crisis made summer drought 20 times more likely, scientists find



Record northern hemisphere drought in 2022 hit crops and power stations, worsening food and energy crises

UK drought: Rivers are at lowest ever levels, putting wildlife like otters, kingfishers and salmon at risk

Experts warn of disaster for wildlife, with just 8 per cent of rivers at levels and reservoirs emptying out

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Predation



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Questions?

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