



FISHING AT LOWER MILL ESTATE: OWNERS & GUESTS

These rules apply to anybody who is fishing at Lower Mill Estate and, if you are challenged at any time, please be ready to explain who you are and which property you are staying at. Any members of LME staff must carry their fishing permits and LME Angling Club members should be able to provide evidence of their membership.

1. A valid rod license is required and must be carried at all times when fishing on a lake at LME. This is available from the Post Office or can be purchased online at www.environment-agency.gov.uk
2. Any person fishing at Lower Mill Estate must observe the stated Closed Seasons, as per the table below
3. Under no circumstances should any fish be removed or introduced to any lake, nor moved between lakes, without the permission of the Estate Manager. All fishing is catch-&-release, other than rod-caught trout from Flagham Fen and Spinney Lake
4. Live baits for pike fishing may not be used
5. Lure fishing is only allowed on LME lakes between 1st October and 14th March.
6. Unhooking mats MUST be used by all carp and pike anglers
7. No fires or loud radios allowed at the fishing site.
8. Angler's camps may not be left unattended at any time. Likewise, rods with lines out are not to be left unattended
9. No powered watercraft are allowed on the lakes, including electric ones. The only exception is Lower Mill Estate staff who are conducting essential works
10. Homeowners, their rental guests and LME staff may fish the lakes of Lower Mill Estate, subject to the Rules of the Estate. Please note that there is a 3-rod maximum.

The only members of the general public permitted to fish here are subscribed members of the Lower Mill Estate Angling Club; current members may fish Mill Lake and Farmhouse Lake ONLY. The Lower Mill Estate reserves all rights about the operation of the Angling Club.

No other person may fish the LME waters, even if they work on the Estate as a contractor or for any other third-party organisation/rental agent/etc.

11. LME carries a strict publicity ban with respect to fishing activities, to ensure the ongoing security of the fish. This means NO social media or press coverage of catches, or articles about fishing at any of the lakes.
12. Fishing rights will be suspended for anyone whose fishing activity brings the Lower Mill Estate into disrepute, or who fails to follow the Estate Rules. This is at the discretion of the Estate Manager. All anglers are requested to act as bailiffs whilst on the Estate and report any inappropriate activity.
13. The Lower Mill Estate accepts no responsibility for loss or injury to any person or property whilst on the Estate



Fishing regulations for the different lakes are as follows:

MILL LAKE (estimate 35 – 40 large carp)	Carp, Tench, Bream Catch & Release only No fish retention at any time No keep-nets or sacks.	CLOSED SEASON 13 May to 31 May
	Pike Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 15 March to 31 Sept
SOMERFORD LAGOON Southern and eastern shorelines are closed to everyone from 1st October to 31st March (Estimate 8 large carp)	Carp, Tench, Bream Catch & Release only No fish retention at any time No keep-nets or sacks.	CLOSED SEASON 13 May to 31 st May
	Pike Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 15 March to 30 Sept
CLEARWATER LAKE <i>Only available to properties with direct access to Clearwater, and only from that plot.</i>	Carp, Tench, Bream Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 13 May to 31 May
HOWELLS MERE LAKE <i>Only available to properties with direct access to Howells Mere, and only from that plot</i>	Carp, Tench, Bream Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 13 May to 31 May
SPINNEY LAKE	Tench, Perch Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 13 May to 31 May
	Pike Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 15 March to 30 Sept
	Trout: Rod-caught trout can be removed Spinney Lake; max 3 fish per person per day. 1 rod per person	OPEN all year



FREETH MERE SSSI <i>No access to track between Freeth Mere and Somerford Lagoon from 1st October to 31st March to protect over wintering wildfowl.</i>	Carp, Tench, Bream Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 15 March to 15 June
	Pike Catch & Release only No fish retention at any time No keep-nets or sacks	CLOSED SEASON 15 March to 30 Sept
FLAGHAM FEN <i>The season may be extended on a catch and release basis. Please ask at the Estate Office for further details</i>	Trout fishing (stocked with rainbows): No lure fishing. Maximum of one rod per person Maximum of three fish removed per person per day	CLOSED SEASON 1 Oct to 31 March (ie only open 1st April to 30th Sept)
SWILLBROOK LAKE	No fishing / no access for boating	
FARMHOUSE LAKE <i>Nobody is allowed to fish on Farmhouse Lake until they have fished on Mill Lake for a minimum of one year, therefore not available to rental guests</i>		

PLEASE NOTE:

1. We do not intensively stock these lakes and there are very few swims. Lower Mill Estate is primarily a nature reserve and is not managed as a commercial fishery. We ask all anglers to observe the Estate Rules and respect our protected wildlife habitat, being careful to remove any discarded lines, hooks, bait, litter etc
2. Life-saving flotation devices are placed throughout the Estate but you are responsible for your own safety. Lower Mill Estate accepts no responsibility for loss or injury to any person or property whilst on the premises.
3. The full un-redacted version of the fishing rules is included in the Estate Rules and a copy can be provided on request.