



Prime Fishing On the River Tees

Eggleston, Barnard Castle, Co Durham

715 metres of double bank and 1700 metres of single bank fishing on the lower beat of the renowned Eggleston Fishery

Accessible and productive Beat offering good quality fishing for Salmon and Trout

Available to Let by Tender for a 5 year term from 1st March 2018.

Offers to be submitted on the attached return by 5pm Friday 19th January 2018

Overview

- Five years since this Beat has been publically offered
- Previously let to an angling club who have held the water since 1994 but are relinquishing this beat
- Considered to be one of the most prolific and consistent salmon beats on the River Tees

Location

- The beat is situated downstream of Eggleston Bridge across the River Tees opposite Eggleston Hall, some four miles west of Barnard Castle and sixteen miles of Scotch Corner.
- The extent of the Beat is as shown on the front cover of these particulars and extends to 715 metres of double bank and 1700 metres of single bank fishing or thereabouts

Access

- The Beat is approached from the Eggleston to Romalldkirk/Mickleton Road (B 6281).
- Parking is available for up to three cars on the highway verge adjacent to the “Y” road junction or in Hayberries Quarry Picnic area maintained by Durham County Council. Additionally access is permitted along the tarmac road to the NWL Kielder Outlet where parking is available
- Access to the beat is via public footpaths that pass through Eggleston Great Wood and to the south of Collingwood House and along the tarmac road to the NWL outfall

Terms

- The Beat is offered for a term of 5 years from 1st March 2018 with the rent payable annually in advance
- Vat at the prevailing Rate will apply if the Fishery owner VAT registers.
- A couple of House rods will be reserved to the fishery owner only to be exercised by advance notice to the Tenant
- Fishing will be subject to compliance with Environment Agency Byelaws and the possession of an EA Fishing permit by all rods which shall be limited to fifteen fishing at any one time.
- Fishing by Fly is preferred but the use of spinners and lures will be considered (applicants should make their requirements known when completing the application form below)
- Salmon and Trout are to be included
- Annual Catch returns will be required by 31st Jan in each year detailing angling endeavour and fish caught/returned.
- Stocking may be undertaken only with the prior consent of the fishery owner
- No physical works of repair or alteration will be permitted The Tenant will be responsible for their own Bailiffing.
- The Tenant will be required to indemnify the Fishery owner against all claims (inc additional charges) and to hold Public Liability Insurance for themselves and all rods and guests of at least £10 million and to provide evidence of the same when required to do so by the fishery owner

Reservations

- Shooting Rights are expressly excluded and predator control may only be undertaken by prior consent of the fishery owner and the necessary licences obtained.
- The right for the fishery owner and their assigns to impound, abstract and discharge water from and into the River Tees.

Viewing

- At any time in possession of these particulars

Regulated by RICS

Informal Tender

Name.....

Address.....

.....

Postcode.....

Contact Details

Phone.....

Mobile.....

Email.....

We/I offer the sum of £..... Per annum exclusive of Vat for the fishing rights on the **Lower** Beat of the Eggleston Fishery on the River Tees described in the particulars of 13th December 2017 and agree to abide by the conditions and requirements therein and to complete and sign a written licence to this effect within 28 days of our/my offer being accepted.

Signed.....

Name.....

Status.....(if Agent, please state on whose behalf)

Comments.....

Please return to WHT Salvin MRICS, The Estate Office, Egglestone Abbey, Barnard Castle, Co Durham DL12 9TN (williamsalvin@whtsalvin.co.uk) by 5pm on Friday 19th January 2018

Please Note that the Fishery Owner reserves the right not to accept the highest or any offer and will not disclose reasons for refusal and will not be responsible for any costs or losses that may arise. Measurements and details are given as approximate indications and should not be relied upon in determining levels of offer.

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