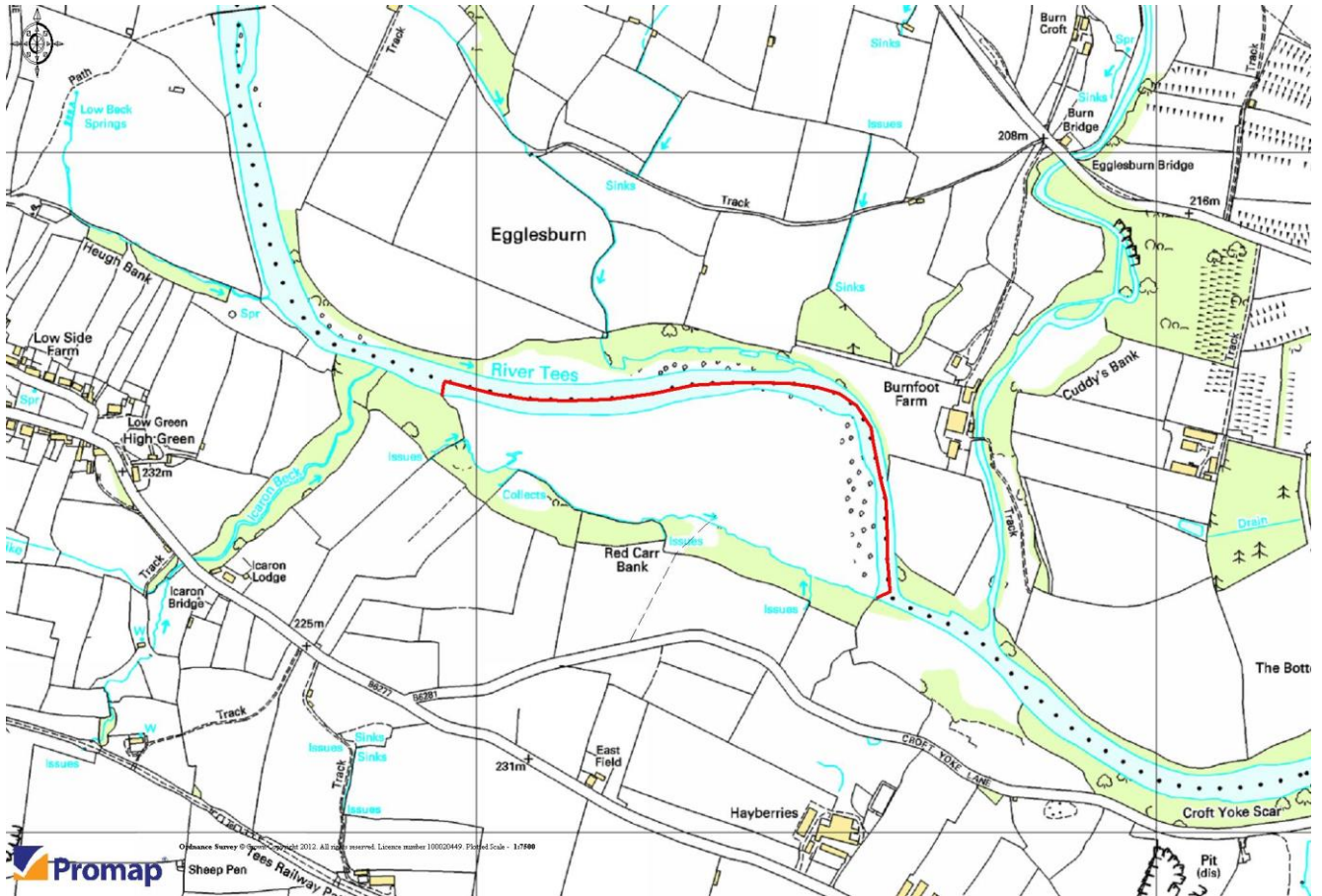




Upon the Instructions of Strathmore English Estates



## Prime Fishing On the River Tees

Mickleton Island Fishery, Barnard Castle, Co Durham  
900 metres of fishing on the right (south) bank of the River Tees  
Accessible and Productive Beat for Salmon and Trout

Available to Let by Informal Tender for a 5 year term from 1<sup>st</sup> March 2018.

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

13<sup>th</sup> December 2017

For all enquiries please contact:

Tel: 01833 690100 Mobile: 07860 605760

THE ESTATE OFFICE, EGGLESTONE ABBEY, BARNARD CASTLE, COUNTY DURHAM, DL12 9TN  
e.mail: [williamsalvin@whtsalvin.co.uk](mailto:williamsalvin@whtsalvin.co.uk) [www.whtsalvin.co.uk](http://www.whtsalvin.co.uk) Fax: 01833 637004

## Overview

- A compact affordable Beat offering the opportunity for a small group of rods to secure prime water
- Previously let for a five year term to local angling club who have relinquished the water
- Adjacent to what's considered the prime salmon beat on the River Tees

## Location

- The beat is located on the Yorkshire Bank of the River Tees to the east of Mickleton village, some eight miles west of Barnard Castle.
- The extent of the Beat is as shown on the front cover of these particulars and extends to 900 metres or thereabouts

## Access

- The Beat is to the north of Croft Yoke Lane (B6281) that connects Mickleton with Eggleston.
- Parking is available where space exists along the highway verge or in Hayberries Quarry picnic site maintained by Durham County Council
- Access to the beat is shown on the plan.

## Terms

- The Beat is offered for a term of 5 years from 1<sup>st</sup> March 2018 with the rent payable annually in advance
- Vat at the prevailing Rate will apply
- 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 ten 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 31<sup>st</sup> 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

13<sup>th</sup> December 2017

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## 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 right bank of the River Tees known as Mickleton Island Fishery described in the particulars of 13<sup>th</sup> 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](mailto:williamsalvin@whtsalvin.co.uk)) by 5pm on Friday 19<sup>th</sup> 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.

13<sup>th</sup> December 2017

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