



FISHING RIGHTS ON THE RIVER WEAR (DUNELM WATER)

County Durham



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CHESTER MOOR, CHESTER LE STREET, DH3 4QG

APPROXIMATELY 1339 METRES OF SINGLE BANK
FISHING ON THE RIVER WEAR COMPRISING SALMON,
AND SEA TROUT AND COARSE FISHING.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Alnwick
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Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Location

The fishing rights are situated on the west bank of the River Wear at Chester Moor, Chester Le Street (Dunelm Water) and extend to approximately 1,339 metres. Access to the fishing rights is via a series of footpaths and via Southburn Grange.

The fishing rights are situated approximately half a mile south east of Chester le Street town centre with Durham being approximately 8 miles to the south and Newcastle Upon Tyne approximately 12 miles to the north.

Chester le Street is a market town and Civil Parish in County Durham located on the River Wear. The town has an ancient history and dates back to Roman Times. It has a reasonable range of services and amenities including St Mary and St Cuthbert Church, Lumley Castle Hotel, train station, Riverside County Cricket Ground, sport pitches as well as a number of primary schools and two secondary schools (Park View School and Hermitage Academy).

Mainline Train Services are available from Durham and Newcastle with regular services to Edinburgh and London Kings Cross. National and International flights are available from Durham Tees Valley airport and Newcastle International Airport.

The fishing rights have a pedestrian access with informal parking at Southburn Grange.

Description

The River Wear is the smallest of the North East's three major rivers, being approximately 60 miles in length from its source at Wearhead in the Pennines, to the North Sea at Sunderland / Wearside but is recognised as one of the best Sea Trout rivers in England, and also enjoys a good run of Salmon particularly later in the season.

The fishing season on the River Wear for Salmon & Sea Trout is stipulated by the Environment Agency as:-

Salmon - 1st February to 31st October

Sea Trout - 3rd April to 31st October

Double figure Salmon and Seat Trout are regularly caught on the River Wear with there being a significant run of fish when water levels and weather conditions permit. The stretch of water at Chester Moor offers both game and coarse fish (Salmon, Sea Trout, Brown Trout and Grayling with coarse fish including Barbel, Perch, Chub and Roach).

Whilst there are no specific named pools or runs the local and colloquial reference to the Tip Run is an attractive stretch of water. The shallower faster flowing sections of water are generally more suited to fly fishing with the deeper slower moving water and pools more suitable for spinning and coarse fishing.

Catch Returns

There are no definitive catch records for the Dunelm Water although we are informed there have been some impressive sea trout and coarse fish caught on the Dunelm Beat.

Tenure and Possession

The fishing rights are understood to be registered with HM Land Registry under Title Number DU119237 and are subject to the provisions of a conveyance dated the 7th of August 1984.

Method of Sale

The Fishing Rights are offered for sale by Private Treaty. The Seller and the Selling Agents reserve the right to alter or divide, withdraw or exclude any part of the rights at any time. All potential purchasers are requested to register with the Selling Agents so they can be advised how the sale will be concluded.

Designations

The River Wear is designated a Special Area of Conservation (SAC) and a SSSI in part under the Wildlife & Countryside Act 1981.

Wayleaves, Easements & Rights of Way

The Fishing Rights are sold subject to and with the benefit of all existing rights including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants wherever disclosed or not.

The rights of access to the River Wear are documented within the conveyance dated the 7th August 1984.

Fishing Methods

All the fishing rights are subject to compliance with Environment Agency bylaws, and the possession of an Environment Agency Fishing Permit. There are no specific restrictions as to the methods of fishing, other than dictated by the Environment Agency and local club rules.

The Durham City Angling Club rules for the Chester Moor / Dunelm Water include:

- Access on foot along the defined routes.
- The minimum size for non-migratory trout is 10 inches.
- Treble hooks must comply with the following.
- Fly fishing not more than 6.5 mm gape.
- Other legal methods of fishing not more than 9.5 mm gape.
- The use of lead core lines or additional weights when fly fishing is not allowed.
- Use of maggot is strictly forbidden during the period 15th of March to the 15th of June inclusive.

Viewings

The fishing rights can be viewed on foot from the Public Rights of Way, by anyone holding a set of these particulars. Further details can be provided by the selling agents GSC Grays by telephoning 01748 821203 / 07789 941933.

acd@gscgrays.co.uk / wjp@gscgrays.co.uk



Value Added Tax

Any guide prices quoted or discussed are exclusive of VAT.

Health and Safety

Given the potential hazards, all parties undertaking a viewing of the Fishing Rights are to be as vigilant and careful as possible, and exercise due care and attention.

Please note Giant Hogweed and Himalyan Balsam are present on the banks of the River Wear which are invasive species under the Wildlife & Countryside Act 1981.

Areas, Measurements & Other Information

All Areas, Measurements & Other Information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Professional & Legal Costs

The purchaser will be responsible for meeting the vendor's reasonable legal and professional costs.

Directions

The fishing rights are ½ a mile to the south east of Chester le Street at Chester Moor.

Access to the fishing rights is gained via a footpath between Numbers 16 and 18 Crichton Avenue, Chester le Street and via a public footpath from the A167 to the allotment gardens and a footpath through Chester Dene. There is also access to the fishing rights across Southburn Grange with three parking spaces under an informal arrangement.

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CONDITIONS OF SALE

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Purchase Price

Purchase Price & Deposit: Upon exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England Base Rate.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Durham City Angling Club's records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

Local Authority

Durham County Council, County Hall, Durham, DH1 5UL.

T: 0300 026 0000.

Natural England

Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH.

T: 0300 060 3900.

Environment Agency

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.

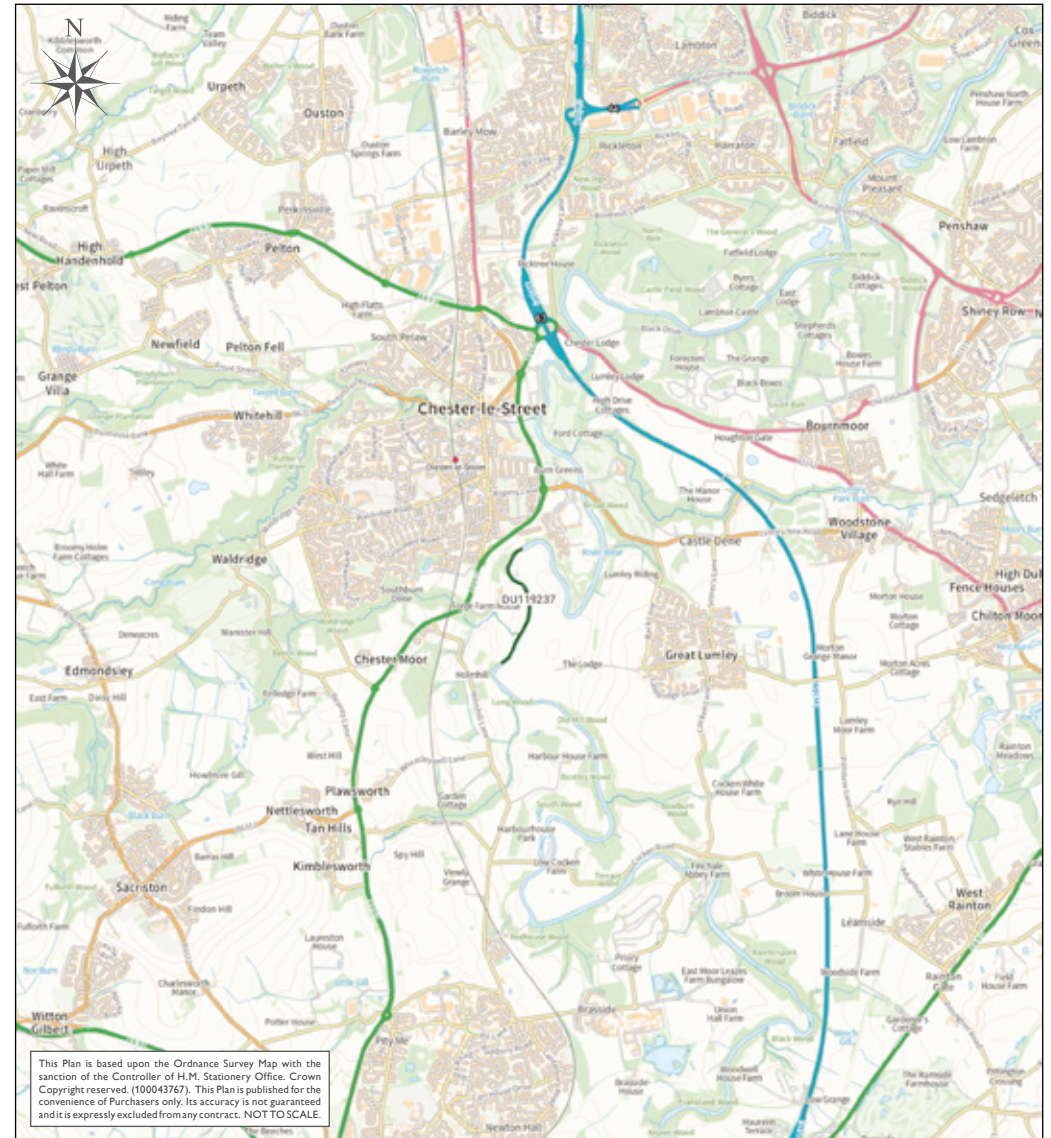
Solicitors

Swinburne Maddison, Venture House, Aykley Heads Business Park, Durham, DH1 5TS.

Diane Hall

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DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024

Photographs taken: July 2024

