



Fishing Rights, Peakfield, Frosterley, County Durham, DL13 2TQ
Guide Price £25,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An excellent opportunity to acquire fishing rights along the River Wear.

- Fishing rights
- Whole site extends to approximately 2.92 acres (1.108 hectares).
- River bank extending to approximately 1.92 acres (0.78 hectares).
 - Approximately 341.5 meters of single bank fishing.
 - Ideal for salmon and trout fishing.



www.vickersandbarrass.co.uk

LOCATION

The fishing rights are located in the heart of Weardale in Frosterley located to the west of Wolsingham.

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DESCRIPTION

An excellent opportunity to acquire fishing rights along the River Wear. The whole site extends to approximately 2.92 acres (1.18 hectares) while the river banks extends to 1.97 acres (0.79 hectares).

Included in the sale are the rights to single bank fishing along approximately 341.50 meters of the River Wear.

The property is located in an attractive secluded position but is accessible from the main highway and regional centers in the area.

RIGHTS AND EASEMENTS

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners, if any, affecting the same and all existing proposed Wayleaves and all other matters registered by any competent authority subject to statute.

The vendor will reserve a right of access the property to retrieve stray animals.

ACCESS

The land is sold without vehicular rights of access. The access to the land is rough and caution should be taken. There are some steps behind the crash barrier.

SERVICES

The property does not have access to electricity and has a natural water supply from the River Wear.

MATERIAL INFORMATION

This land is exempt from Council Tax.

The property is exempt from requiring an EPC.

It is understood that the property does not have access to broadband and has good mobile phone coverage across most providers in this area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold and sold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – January 2020

Photographs taken – January 2020

Particulars updated – June 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

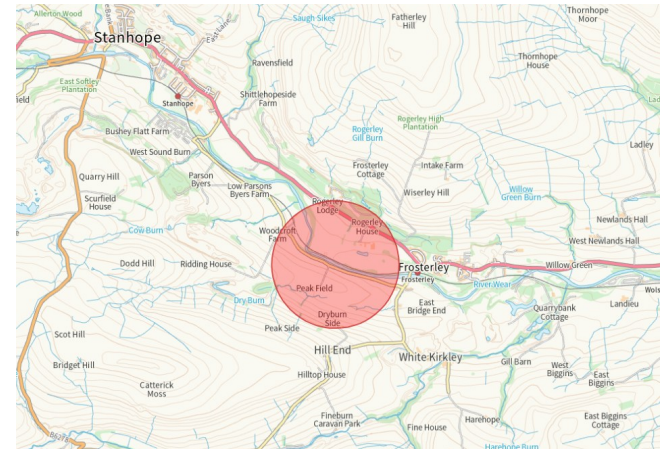
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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