



Fishing rights on the River Ure

| Kilgram Bridge to Charlcot, Ripon

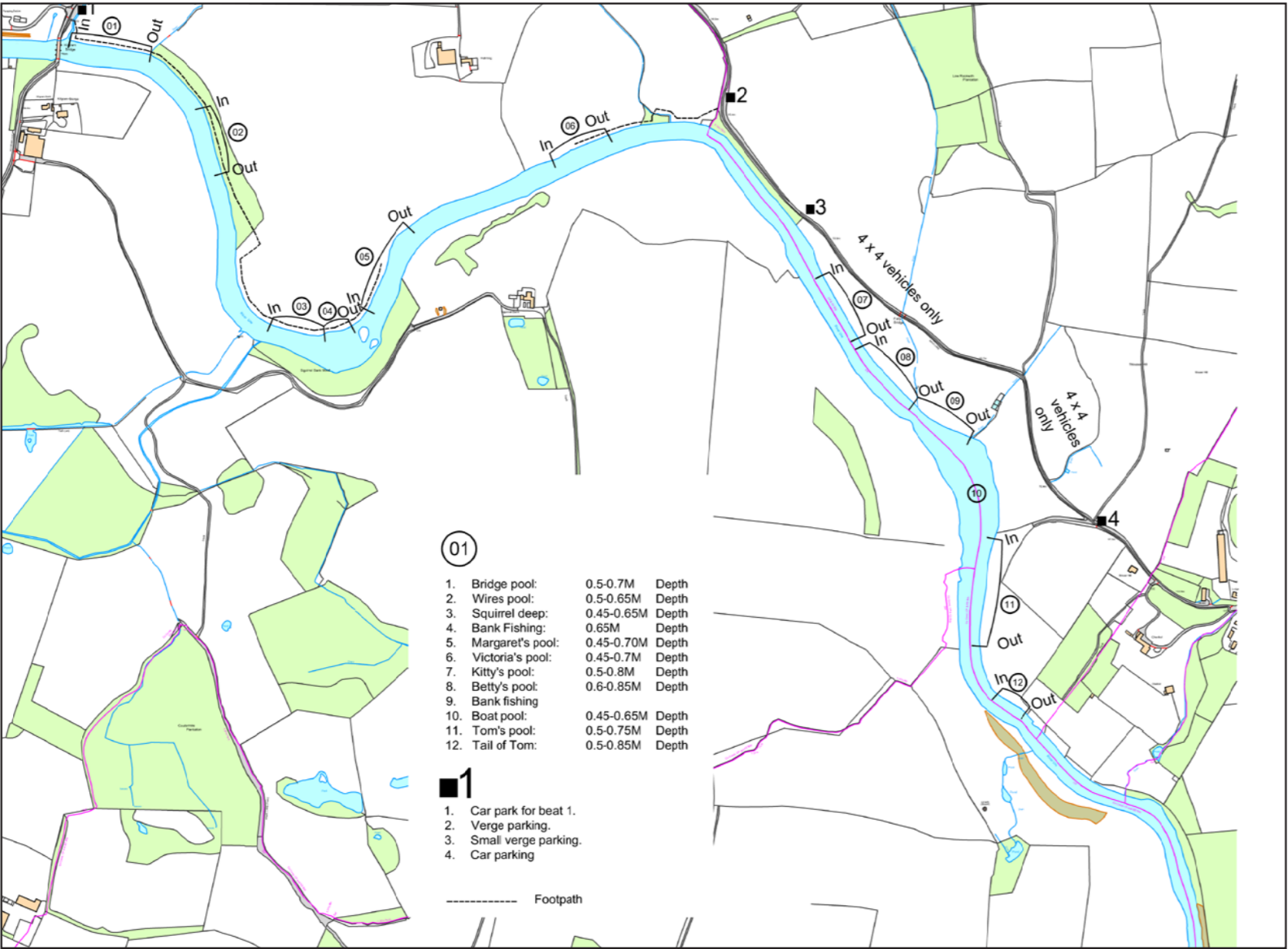
| **Carter Jonas**

Fishing Rights on River Ure
Kilgram Bridge to Charlcot
Masham
Ripon
HG4 4PQ

Fishing Rights on the River Ure.

A rare opportunity to acquire a stretch of fishing rights extending to approximately 1.76 miles between Kilgram Bridge and Charlcot on the north bank of the River Ure.

For sale by private treaty as a whole.



Property

The fishing rights are situated on a stretch of the north bank of River Ure between Kilgram Bridge on the western boundary and the small hamlet of Charlcot on the eastern boundary.

The popular market town of Masham is situated approximately 3.5 miles to the south of Charlcot.

The property comprises a predominantly brown trout fishery although the improving nature of the River Ure means that runs of Salmon and Sea trout are now being experienced.

There are 12 established pools with extensive bank clearance work having being undertaken over recent years to improve entry and egress points thereby improving access for wading.

The vendor currently uses the fishing rights on a private basis however there is scope for an investor to let them or operate a syndicate whereby members/rods are charged on an annual basis.

River Ure

The River Ure was once one of the best salmon rivers in the UK supporting catches of 3,000 salmon per annum, however pollution during the Industrial Revolution decimated the run of migratory fish.

Nowadays The Humber River System is seeing dramatic improvements in water quality and alongside the removal of physical barriers to salmon, returning to their traditional spawning grounds in the upper reaches of Yorkshire's river have seen a dramatic recovery, particularly in the River Ure. This River is now probably one of the most improving salmon rivers in England with increasing numbers of returning fish year on year, confirmed by increased catch returns.

The Ure Salmon Group has been established to undertake such projects as extensive habitat improvement work to the main river and its main tributaries such as Bishopdale Beck and the River Cover. Other projects include a structured salmon smolt real program utilising the rivers own natural brood stock to mitigate for the loss of spawning and nursery areas lost through the development of local reservoirs.

The sale of these fishing rights offers the potential purchaser a real opportunity to own something special, and to be part of an historic angling story.

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Method of sale

The fishing rights are offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any other means at their discretion.

Catch records

Catch records are summarised below:

	2020	2019
Salmon (landed)	6	8
Salmon (lost)	12	10
Sea Trout	7	5
Brown Trout	50	70

Tenure & possession

The fishing rights are offered for sale freehold with vacant possession.

Wayleaves, easements & rights of way

The land is sold subject to and with the benefits 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 and proposed wayleaves and other matters registered by any competent authority subject to statute.

The property is sold with all necessary rights of way for access to and egress from the river banks by means (inter alia) of the existing routes from Kilgram Lane, Back Lane and Thirn Road. Back Lane comprises an unmade public right of access over which 4x4 access can be taken.

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Offices throughout the UK

Health & safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Viewings

Parties are permitted to view on foot during reasonable daylight hours whilst in possession of these sales particulars having first informed the joint selling agents.

Directions

Kilgram Bridge (HG4 4PQ)

From Masham take the A6108 towards Middleham. Continue for approximately 4 miles and turn right after Brymor Ice Cream. Continue for approximately 1 mile to Kilgram Bridge.

Charlcot (HG4 4AE)

From Masham take the A6108 towards Ripon. Turn left immediately after Masham bridge signposted Thornton Watlass and Newton-le-Willows. Continue for approximately 2 miles before turning left in the hamlet of Clifton signposted Charlcot (no through road).



/// shippers.towel.hamper - Kilgram Bridge
/// sped.blunt.positive - Charlcot

Drone Video

<https://vimeo.com/845890960>



Harrogate

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National Rural Agency

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Important information

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