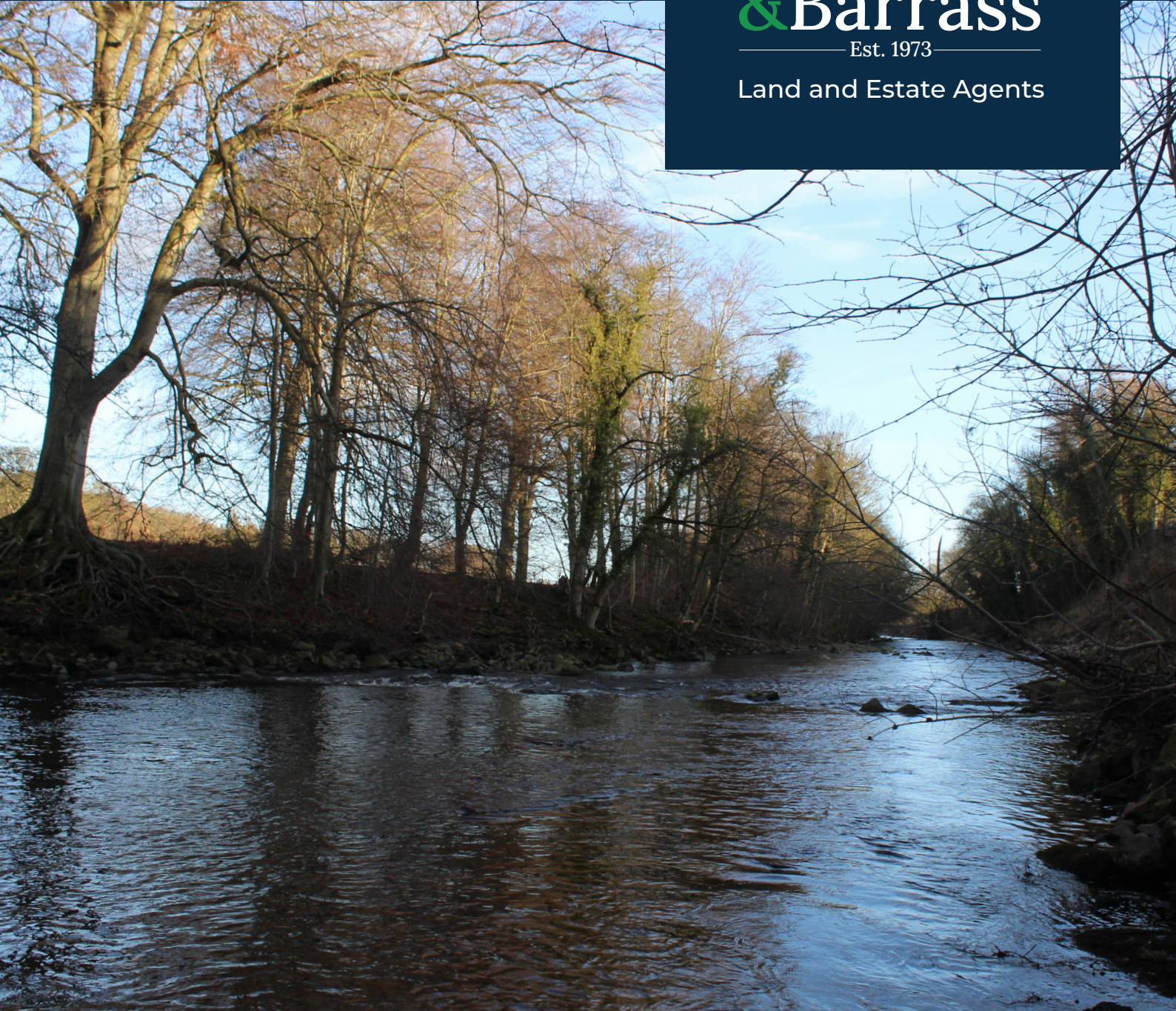


# Vickers & Barrass

Est. 1973

Land and Estate Agents



- Fishing Rights
- Whole Site Extends To Approximately 2.95 Acres (1.19 Hectares)
- River Bank Extends To 1.97 Acres (0.79 Hectares)
- 341.5 Metres Of Single Bank Fishing
- Ideal For Salmon And Trout Fishing

Fishing Rights, Peakfield, Frosterley  
Guide Price £25,000



# Fishing Rights, Frosterley

This is an excellent opportunity to acquire fishing rights along the River Wear. The whole site extends to approximately 1.19 Hectares (2.95 acres) while the river banks extends to 0.79 Hectares (1.97 acres). Included in the sale are the rights to single bank fishing along approximately 341.50 metres of the River Wear.

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

## TENURE & POSSESSION

The land and rights are offered for sale freehold with vacant possession upon completion

## RIGHTS & 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 to 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.

## BOUNDARIES

The property is shown edged red on the plan within these particulars for identification purpose only.

## DIRECTIONS

From Wolsingham travel west along the A689. After travelling for approximately 3.5 miles continuing through Frosterley, turn left on to Melbutt's Bank. Follow the road for approximately 0.5 miles where the property will be positioned on the right hand side, identifiable by Vickers & Barrass For Sale Board.

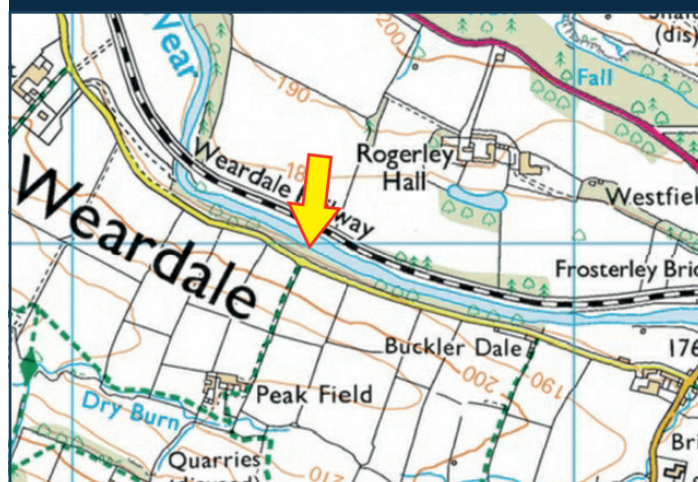
For those with satellite navigation, the nearest postcode is DL13 2TQ.

## VIEWING

By appointment only please contact Vickers and Barrass, Darlington office.



## LOCATION PLAN



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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**ONE DOME**

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