FARNLEY FISHING

Riding Mill, Corbridge, Northumberland

AN EXCEPTIONAL PRIVATE FISHERY ON THE RIVER TYNE, OFFERING OUTSTANDING SALMON AND SEA TROUT SPORT IN A SETTING OF REMARKABLE NATURAL BEAUTY.

Overview

Farnley Fishing is a rare and highly attractive private salmon and sea trout fishery set amidst rolling Northumberland countryside near Corbridge. Extending to approximately 106.7 acres, the estate encompasses a productive reach of river, along with beautiful lakes and tranquil woodland, forming one of the most scenic and accessible stretches of the middle Tyne.

DESCRIPTION

Held in private hands for more than 25 years, the fishery has been carefully maintained, providing excellent sport within an exceptionally peaceful setting. The wider Farnley Estate is known for its natural beauty and long-standing reputation for hospitality, with a three bedroom lodge and private lakes used for angling, bird-watching, wild swimming and paddle-boarding. One of the lakes is currently leased to the Corbridge Angling Club, providing a modest but steady income stream and a link to the local angling community.

Together, these elements combine to create an estate that captures the best of rural Northumberland - unspoiled, productive, and remarkably accessible. Farnley Fishing represents a wonderful opportunity to acquire a stretch of one of England's most consistent salmon rivers, with scope for private family use, syndicate ownership, or investment.

THE FISHERY

The Farnley beat lies on the south bank of the River Tyne, a short distance downstream from Corbridge, and extends to approximately 0.78 miles of single-bank fishing. The beat offers a variety of attractive pools and runs suitable for both fly and spinner, interspersed with shallower glides ideal for wading.

The water is of a classic Tyne character – a well-balanced sequence of streams, glides, and deeper holding pools that fish well throughout the season.

Over the years, Farnley has yielded some of the largest salmon caught on the Tyne, with several fish exceeding 30lb, and occasional specimens recorded up to 36lb, along with sea trout up to 19lb. In fact, Farlow's Fish of the Year 2019 was landed here which is a testament to the quality and reputation of the beat.

The River Tyne regularly records the highest declared rod catch of salmon

in England and Wales, making it the most prolific salmon fishing river south of the Scottish border. Farnley's stretch has long benefitted from this remarkable consistency, with strong migratory runs and a variety of pools that provide sport throughout the season.

A fishing hut provides a convenient riverside base, while vehicular access to the river.

CATCH RECORD

The Farnley beat enjoys a long and credible record for both salmon and sea trout, with consistent sport across a range of conditions. The past ten seasons have produced an average annual catch of 67.5 salmon and 18.7 sea trout, reflecting the Tyne's reputation as one of the UK's most productive salmon rivers.

Recent catches from the Farnley beat on the River Tyne over the past ten seasons:

Year	Salmon	Sea Trout
2024	28	10
2023	52	22
2022	53	24
2021	43	7
2020	61	19
2019	64	22
2018	83	38
2017	116	19
2016	87	12
2015	88	14

The beat's performance is supported by the Tyne's steady migratory runs and excellent conservation management, which have helped sustain high catch levels across the system. Farnley's record demonstrates consistency, with and an enviable history of big fish.

LOCATION AND ACCESS

Farnley Fishing occupies an enviable position within the Tyne Valley, a short distance from the popular village of Corbridge and just east of Riding Mill. The surrounding area is characterised by gently rolling countryside, mature woodland and the wide, meandering River Tyne — a landscape long regarded as one of the most attractive stretches of Northumberland.

Despite its secluded feel, the fishery is very well connected. The A695 provides direct access between Hexham and Newcastle, while the A68 and A69 link conveniently to the wider road network. Newcastle International Airport is approximately 25 minutes' drive, offering domestic and international connections, and Corbridge railway station provides regular local services with onward links to Newcastle Central Station and the East Coast Main Line.

OPPORTUNITIES

Farnley offers considerable flexibility in both use and management. Its scale, accessibility, and natural beauty make it equally well suited to private family ownership, a managed syndicate, or integration with a wider rural estate. The combination of productive river frontage, additional lakes, and the existing eco-lodge provides excellent potential for leisure income, conservation, and hospitality.

Subject to the necessary planning consents, there may also be scope to create a principal family house within the estate or, from a development perspective, to expand the leisure offering through the addition of holiday lodges or pods, enhancing both amenity and income potential. A mains water connection with capacity to accommodate up to ten lodges is already in place.

With secure long-term value, a proven catch history, and its position on one of the most dependable salmon systems in England, Farnley Fishing represents an outstanding opportunity to own a private sporting estate of genuine quality.

GENERAL INFORMATION

Directions
What3words - ///sized.dime.sleepers
Postcode - NE44 6AA

Viewing: Strictly by appointment through Knight Frank. 01890 230445. edward.douglas-home@knightfrank.com

Note: All catch data is provided by the owner and verified against local angling records. Acreage and river measurements are approximate and for guidance only.

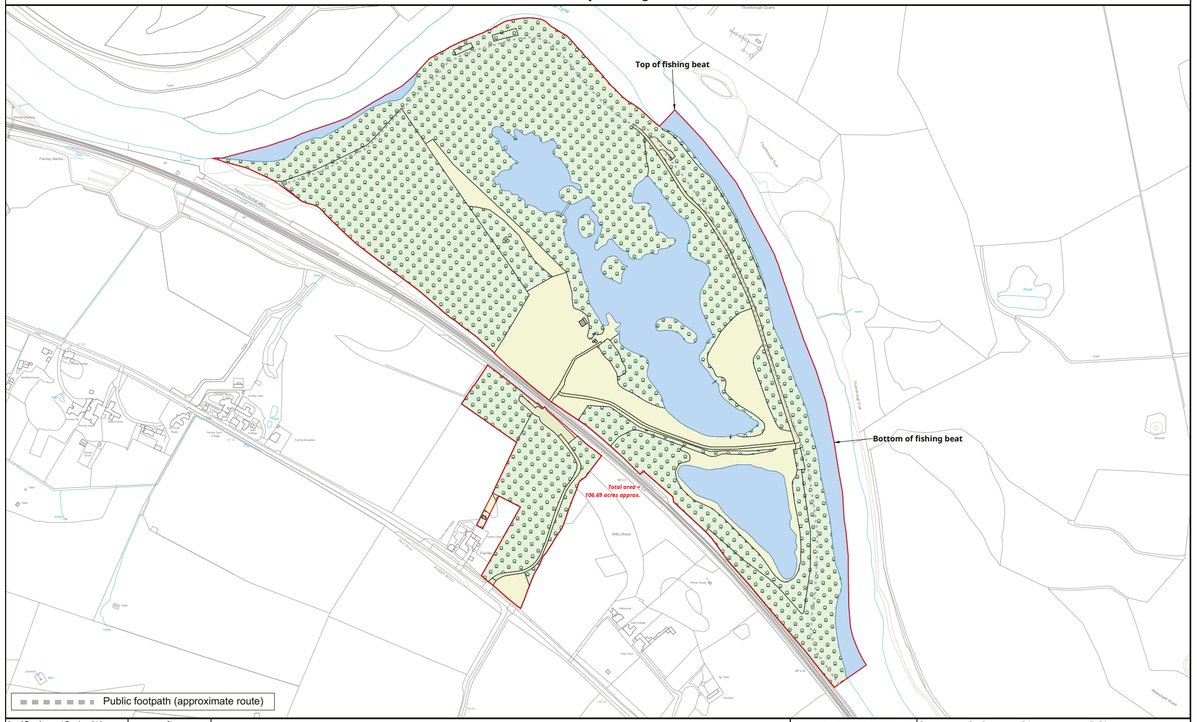
CONDITIONS OF SALE

Fixtures and Fittings: Unless specifically mentioned, items not mentioned in the sale particulars are excluded from the sale. Certain items of furniture and other chattels, however, may be available by separate negotiation. Further details are available from the Selling Agents.

Title: The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

Deposit: A deposit of 10% of the purchase price will be required on exchange of contracts. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Farnley Fishing



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LDS Land & Building Surveyors

Date	Drawn By	Scale	Plan Ref
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Title: Farnley Fishing

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