

PART OF THE MIDDLE BALLINGHAM FISHERY

FOWNHOPE + HEREFORDSHIRE



PART OF THE MIDDLE BALLINGHAM FISHERY

FOWNHOPE + HEREFORDSHIRE

*A beautiful beat of the River Wye
delivering exciting coarse fishing with
historical salmon lies close to the
thriving village of Fownhope*

Approximately one kilometre double bank fishing.

Ross on Wye 6 miles
Hereford 7 miles
M50 7 miles
(All distances are approximate)

**FOR SALE BY INFORMALTENDER
BY NOON NOVEMBER 7TH 2024
(Unless previously sold)**

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



THE RIVER WYE

One of the most famous and best-loved rivers in the UK, the River Wye rises in the mountains in mid-Wales eventually reaching Chepstow and the Severn estuary. The Ballingham stretch lies in the heart of Herefordshire, 7 miles equidistant between Hereford and the M50. The thriving village of Fownhope which offers excellent facilities including a shop, places to stay and two pubs is approximately 1 mile away.

THE FISHERY

The top beat on the north bank ends just above the large croy. A stile below Capler Wood marks the end of the stretch on the north bank and a post and rail fence marks the boundary on the south side. There is a footpath that runs along the entire length of the fishery on both banks.

Most of the fishing occurs on the north bank, although fishing from a boat has been done in the past and there are several easy mooring positions.

Historically there was a small shepherd's hut at the base of Capler Wood, which may be able to be replaced on the small stretch of Ballingham Wood that belongs to the fishery. A footpath runs from this bank through the wood and up to Capler Lane which also provides access to the river.

There are some 13 known named pools and catches along the stretch. Downstream from the croy are Fords Gravel and The Rapids, which are possible to wade. This was known in the past to be some of the best flyfishing on the whole of the river. Many of the pools are best fished from the north bank, especially The Pipe, casting out towards the Alders down to Fords Gravel. Fish tend to travel up from this side along Under Capler and in 1986, a 38lb salmon was caught in The Alders, where other fish of between 25 and 30lbs were often caught.

The fishing on the south bank is known as the Middle Ballingham beat. Wood Stream is a good shady spot where the fish tend to rest. Tinker's Hole is named after a tinker who used to poach this rewarding pool during the Great War.



THE RECORDS

The salmon fishery has been used more for pleasure than serious sport. Historically in the late 80's the annual catch records showed an average of 129 salmon.

Although numbers have declined, salmon can still be seen running through. However the rise in coarse fishing on the Wye has never been stronger. The popularity of barbel fishing especially has increased and more anglers are returning to fish these more natural venues, whilst enjoying the outstanding beauty of the Wye. There has been an increase in the number of accessible swims and there is plainly much scope to improve the fishery still further.

The fishing is also available on a daily ticket basis through the Wye & Usk Foundation ticket scheme. This has generated an income of £3598 and £4295 in 2023 and 2022 respectively, with obvious opportunity to enhance the income still further and an anticipated income for 2024 on a par with previous years. The Wye and Usk Foundation have produced some wonderful drone footage of the fishery which can be found at River Wye - Middle Ballingham & Fownhope 8 By Drone - Wye & Usk Foundation / Fishing Passport (youtube.com)



FOR SALE BY INFORMAL TENDER (Unless previously sold)

Interested parties are invited to submit their bids by email to office@bengoughproperty.com no later than noon on November 7th 2024. In addition to the offer, please provide your name, address and contact details as well as the name of your solicitor.

Proof of funding will also be required at the appropriate time. The contract papers and completed tender pack, including searches etc are available for inspection at any reasonable time from the vendors solicitors, whose details are as follows:-

Martin Legg, Elmhirst Parker LLP,
The Cross, Kirkgate Sherburn-in-Elmet
North Yorkshire LS25 6BH

Tel: 01977 682219 | Fax: 01977 684454
email mpl@elmhirstparker.com

The successful purchaser will be invited to exchange contracts within 10 working days of receipt of the legal pack.

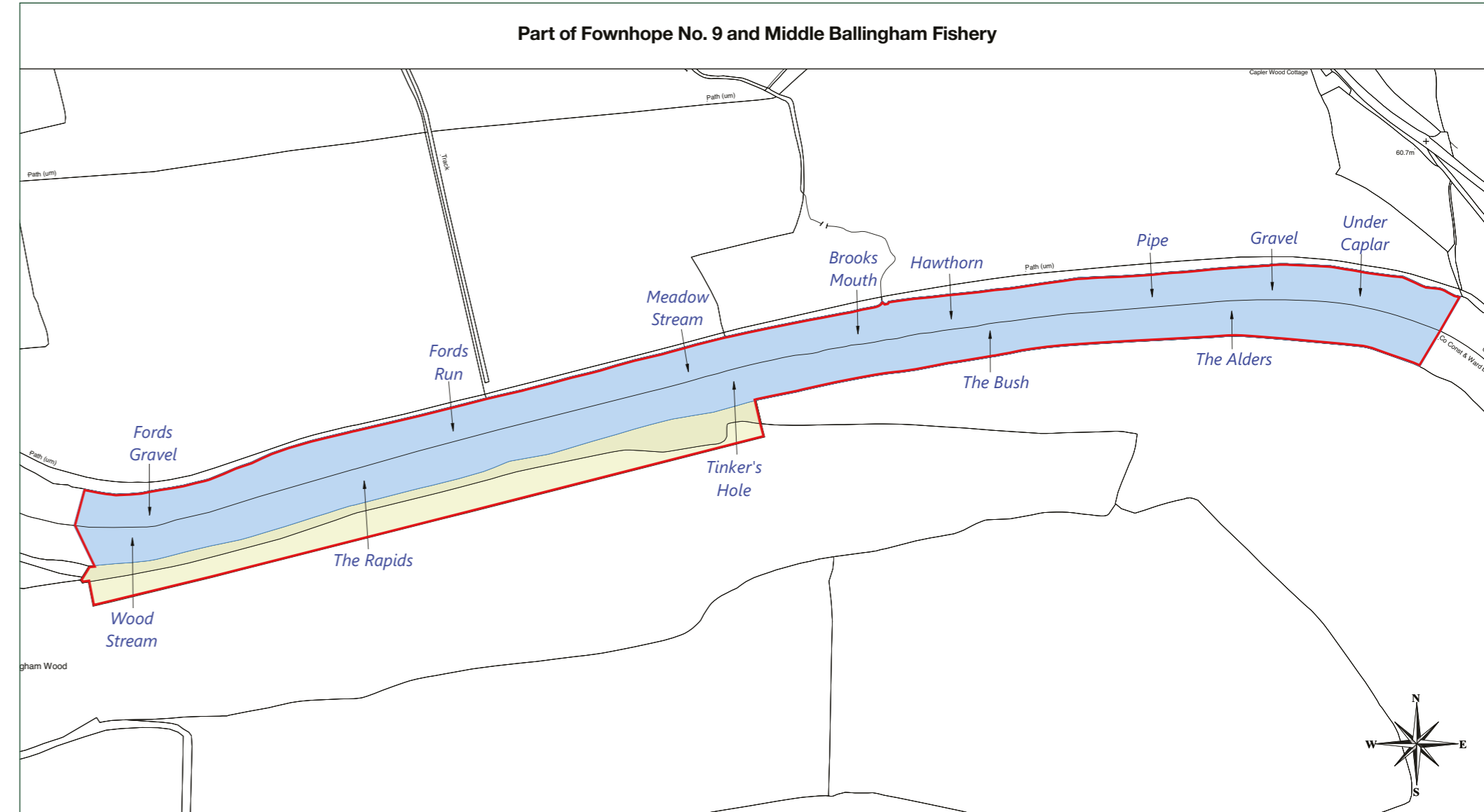
The vendor does not have to accept the highest or any offer.

VIEWING AND DIRECTIONS

Interested parties are welcome to view at any time notifying the selling agents of your intentions prior to your visit.

From the M50 head towards Hereford and Fownhope on the B4224. On entering the village, turn left immediately after Fownhope church into Capler Lane and proceed for about 1 mile. Soon after passing Capler Cottage on the right, there is a lay-by on the left where you can park. (What3Words: reseller.hype.wreck). Cross the lane and follow the footpath down the side of the hill and over the style at the bottom to the river.

The south bank can be accessed through a field gate in Ballingham (What3Words: informed.crows.debating).



01568 720159

**Wall End Farm, Monkland
Leominster HR6 9DE**

jonathan@bengoughproperty.com

bengoughproperty.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated September 2024. Photographs dated September 2024.



**BENGOUGH
PROPERTY**