



*Fishing rights on the River Ure* |

KILGRAM BRIDGE TO CHARLCOT, RIPON |

**Carter Jonas** |

GEORGE F. WHITE

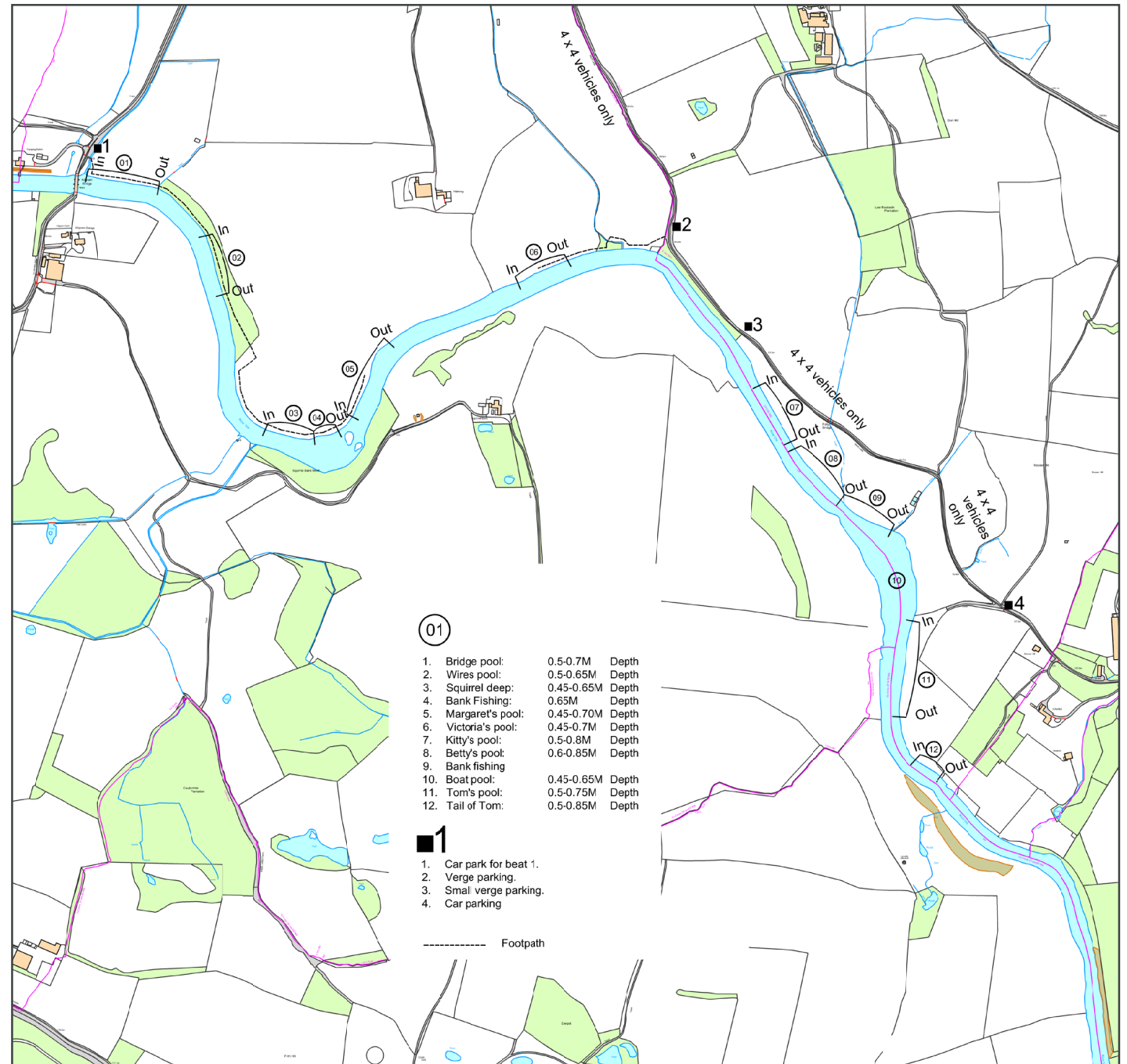


# FISHING RIGHTS ON RIVER URE, KILGRAM BRIDGE TO CHARLCOT, MASHAM, RIPON, HG4 4PQ

## 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.

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





## THE 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 Vendor operates a syndicate of 18 rods each paying £175 per rod which will be retained for the 2021 season subject to a notice period to coincide with the completion of a sale.

Catch records are summarised below:

|                        | 2020 | 2019 |
|------------------------|------|------|
| <b>Salmon (landed)</b> | 6    | 8    |
| <b>Salmon (lost)</b>   | 12   | 10   |
| <b>Sea Trout</b>       | 7    | 5    |
| <b>Brown Trout</b>     | 50   | 70   |

## 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 rearing 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.



## 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.

## 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.

## 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).



Kilgram Bridge  
///shippers.towel.hamper

Charlcot  
///sped.blunt.positive

## DRONE VIDEO

<https://vimeo.com/515829268>

[carterjonas.co.uk](https://carterjonas.co.uk)  
Offices throughout the UK



## CARTER JONAS, HARROGATE

01423 707 801 | [sam.johnson@carterjonas.co.uk](mailto:sam.johnson@carterjonas.co.uk)

## GEORGE F. WHITE, BEDALE

0333 920 2220 | [simonbritton@georgefwhite.co.uk](mailto:simonbritton@georgefwhite.co.uk)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



GEORGE F. WHITE

Carter Jonas