

## **Fishing Rights on the River Dee near Dent, LA10 5SZ**

- **Fishing rights on approx. 325m of the northern bank of the River Dee located near Dent, Sedbergh**
- **Located in the heart of the beautiful Yorkshire Dales National Park with panoramic views**

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**For Sale by Private Treaty**  
**Guide Price of £15,000**



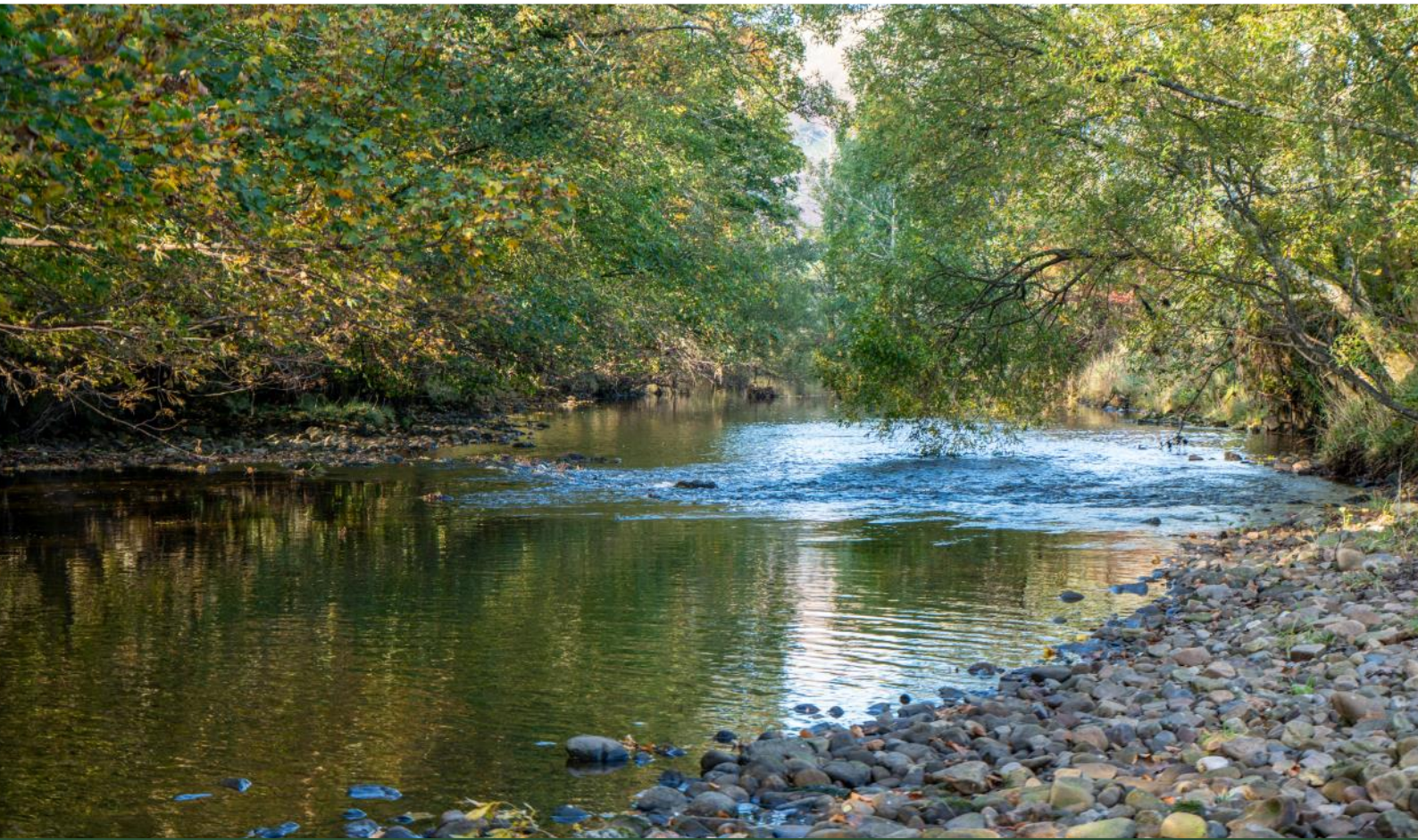
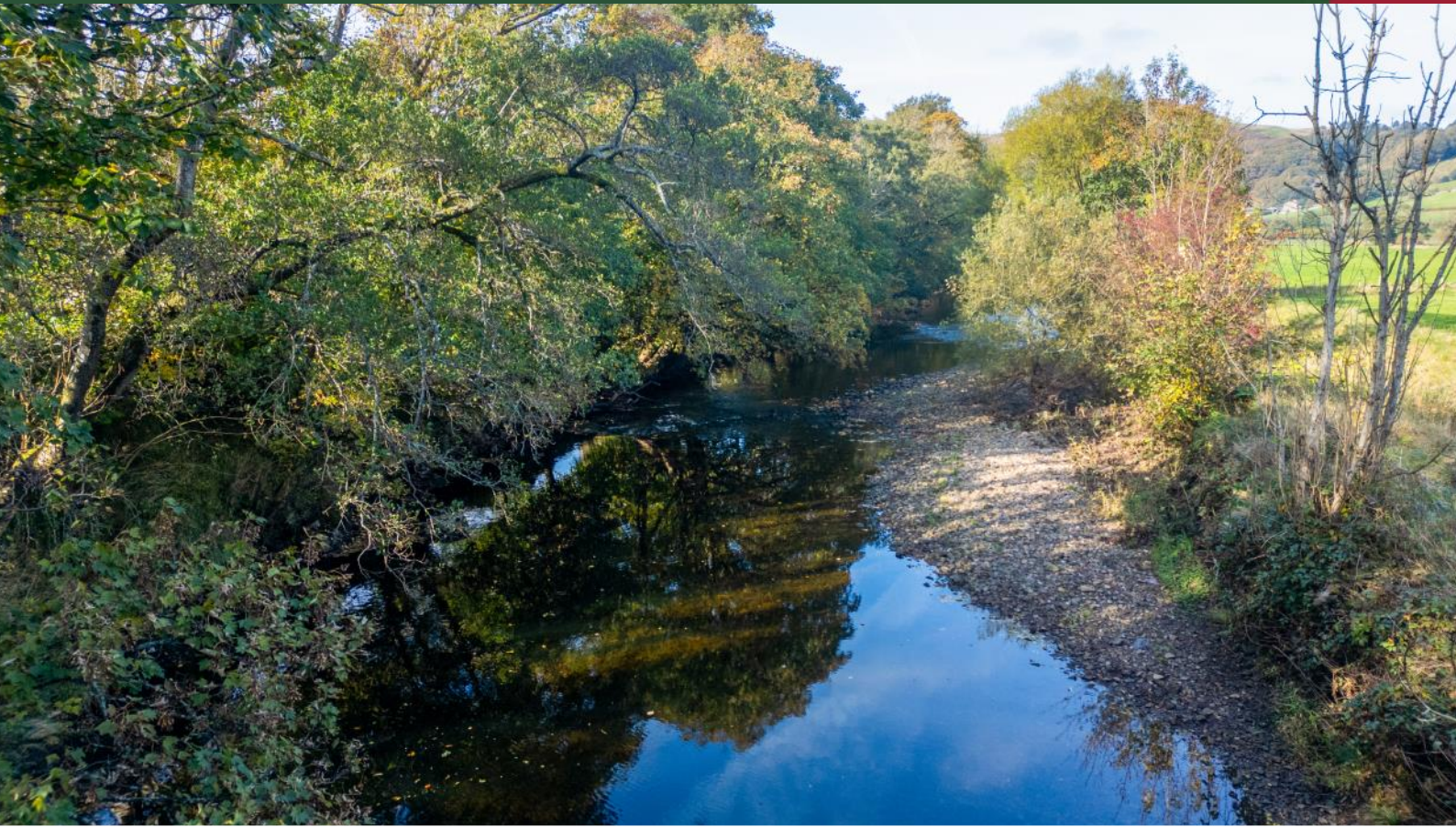
## General Description

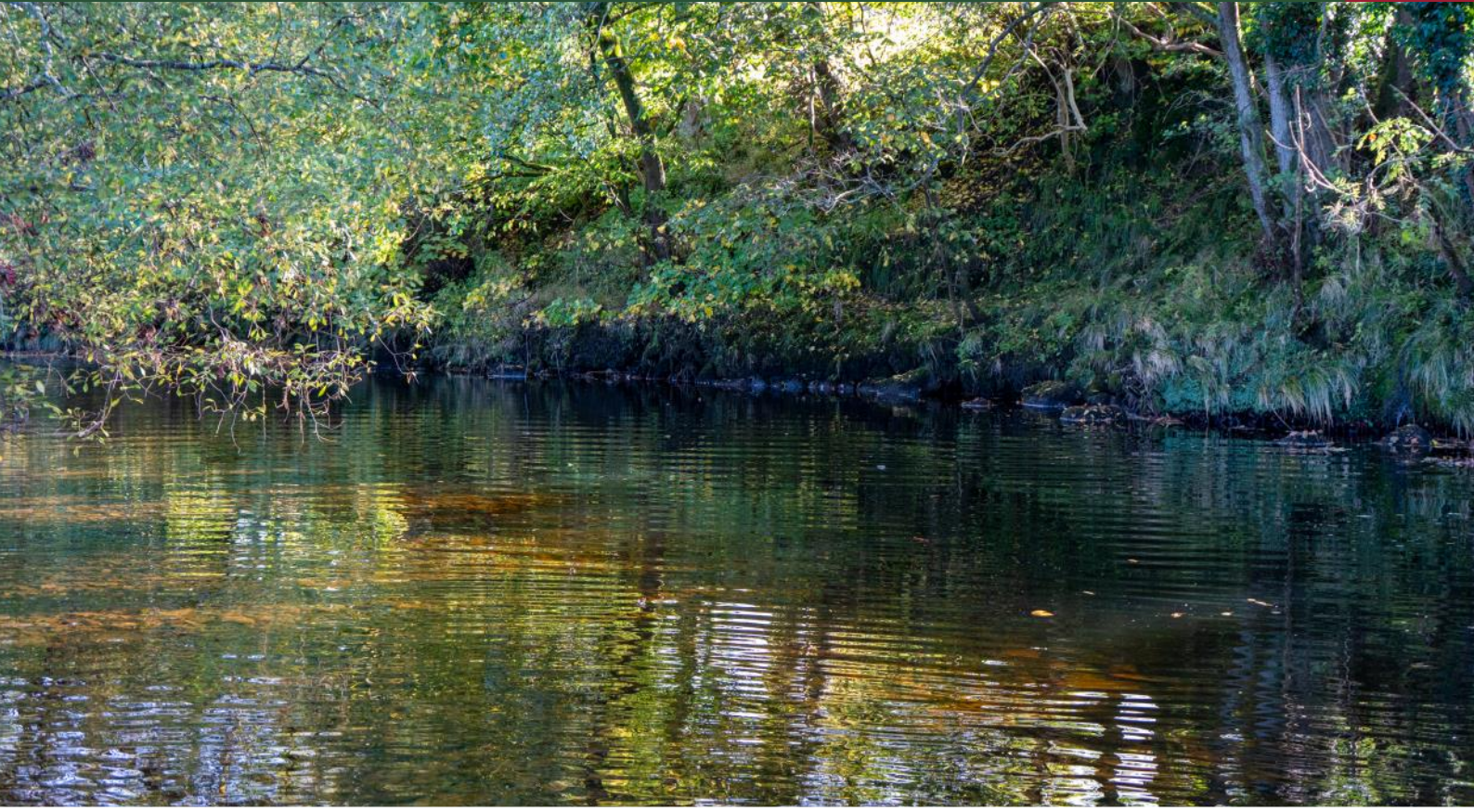
An attractive opportunity to purchase a stretch of exclusive fishing rights held on the River Dee located approx. 1.2 miles northwest of Dent in the Yorkshire Dales National Park.

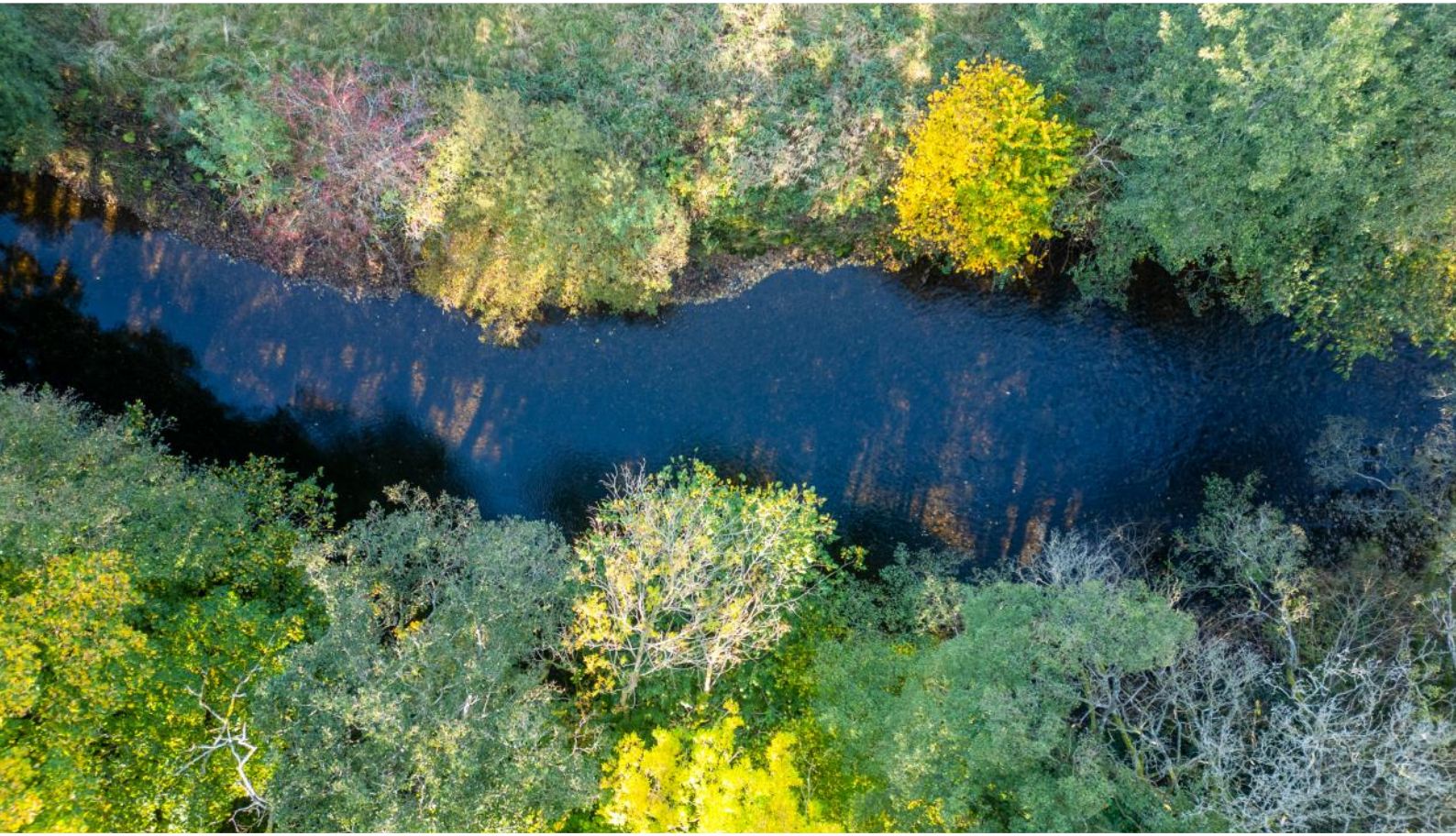
According to "Visit Sedbergh" the River Dee holds native Brown Trout along with runs of Sea Trout and Salmon. The vendors has informed us they have caught a good number of Brown Trout of various sizes on this stretch in the past but it has not been fished for a number of years now.

This is a great chance to enjoy your own private stretch of fishing in a sought after picturesque rural location. The stretch is accessed via a footpath leading off Hall Road approximately 450m North West of Barth Bridge as seen on the plan. As you are walking northwest on Hall Road you will walk up the hill through Mill Wood. The footpath turns off the road and down to the left just as you come out of the western end of Mill Wood. The stretch starts after approximately 30m on this footpath and runs for approximately 325m. **What3words: /////moon.ashes.bulbs**

The fishing rights are located within an approximately 20 minutes drive from M6 junction 37.

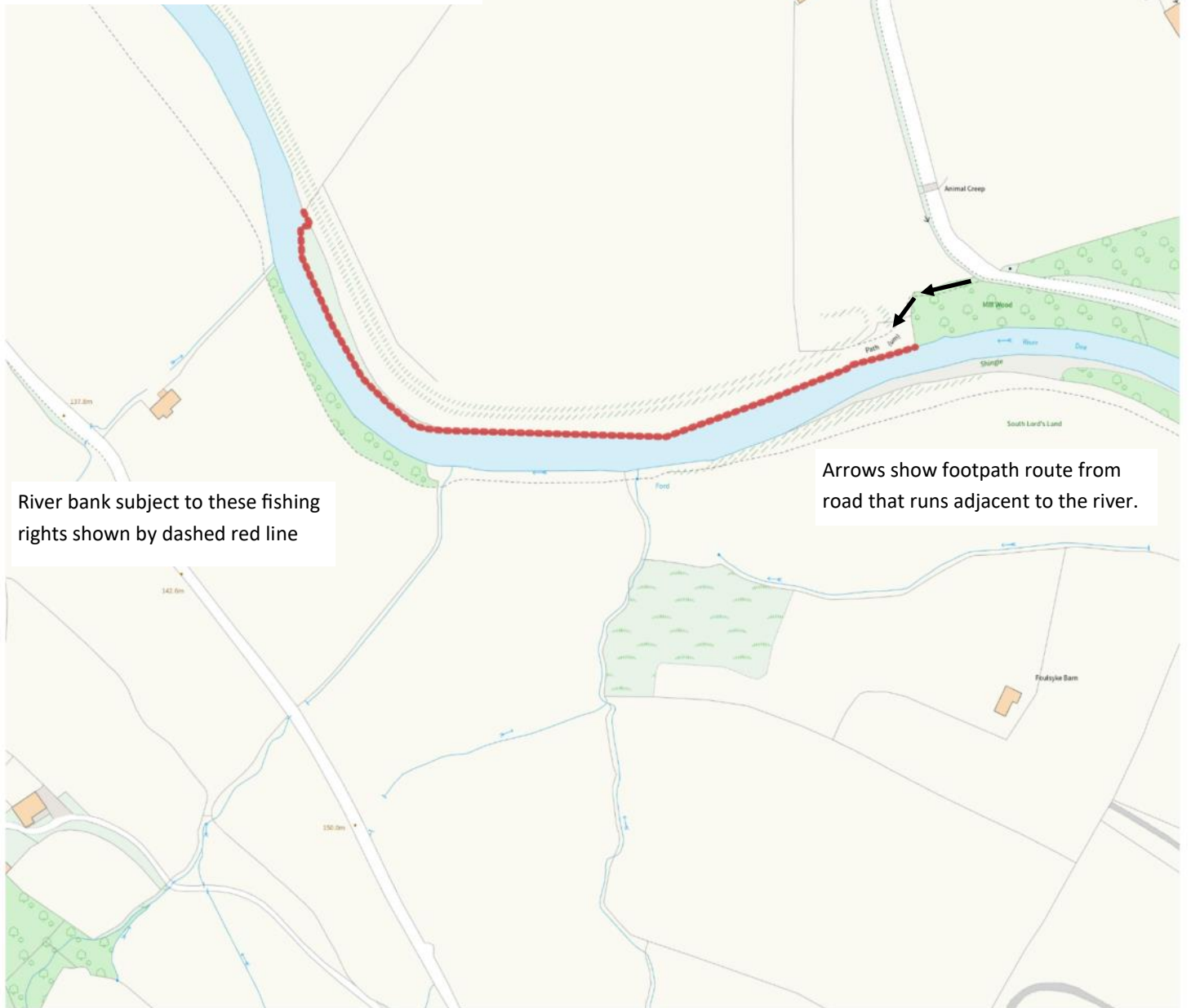






Footpath adjacent to the fishing rights

Riverbank show on the right



River bank subject to these fishing rights shown by dashed red line

Arrows show footpath route from road that runs adjacent to the river.

### General Remarks

**Services:** There are no services included in the sale of these rights.

**Restrictive Covenants:** None insofar as we are aware.

**Title & Tenure:** This is a sale of fishing rights only.

**Access, Easements & Wayleaves:** The fishing rights are sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

**Local Authority:** Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire DL8 3EL  
Dent with Cowgill Parish Council, Mill Cottage, Main Street, Dent, LA10 5QL

**Planning:** All planning enquiries are to be directed to the local planning authority as above.

**Conservation Area / AONB:** The land is not located within a conservation area nor an AONB/National Landscape but is located within the Yorkshire Dales National Park.

**Footpaths / Bridleways:** There are footpaths / bridleways on the land subject to the fishing rights.

**Flooding:** The land adjacent to the river has not flooded within the last 5 years and according to GOV.UK the river bank and field to the north do not sit within a flood zone but the river itself can see large fluctuations in flow under heavy rains.

**Viewings:** To be at any reasonable daylight hours when in receipt of the sales particulars. We advise all viewers to be extremely careful when viewing and know that you do so at your own risk.

**Health & Safety:** Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment. Be aware of any dangers and do not wade into the river.
- No children to be allowed on site.

**Method of Sale:** Please note these fishing rights are for sale by private treaty. [FAO: Samuel Dennis BSc MPS](#)

**Money Laundering Regulations Compliance:** please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**AMC Agents:** Armitstead Barnett act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact Richard D. Fumival BSc (Hons) MRICS FAAV: 01995 603180 or 07967 647378.

**SUBJECT TO CONTRACT | IMAGES TAKEN OCTOBER 2025**



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# Armitstead Barnett

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