ROKEBY SHOOT

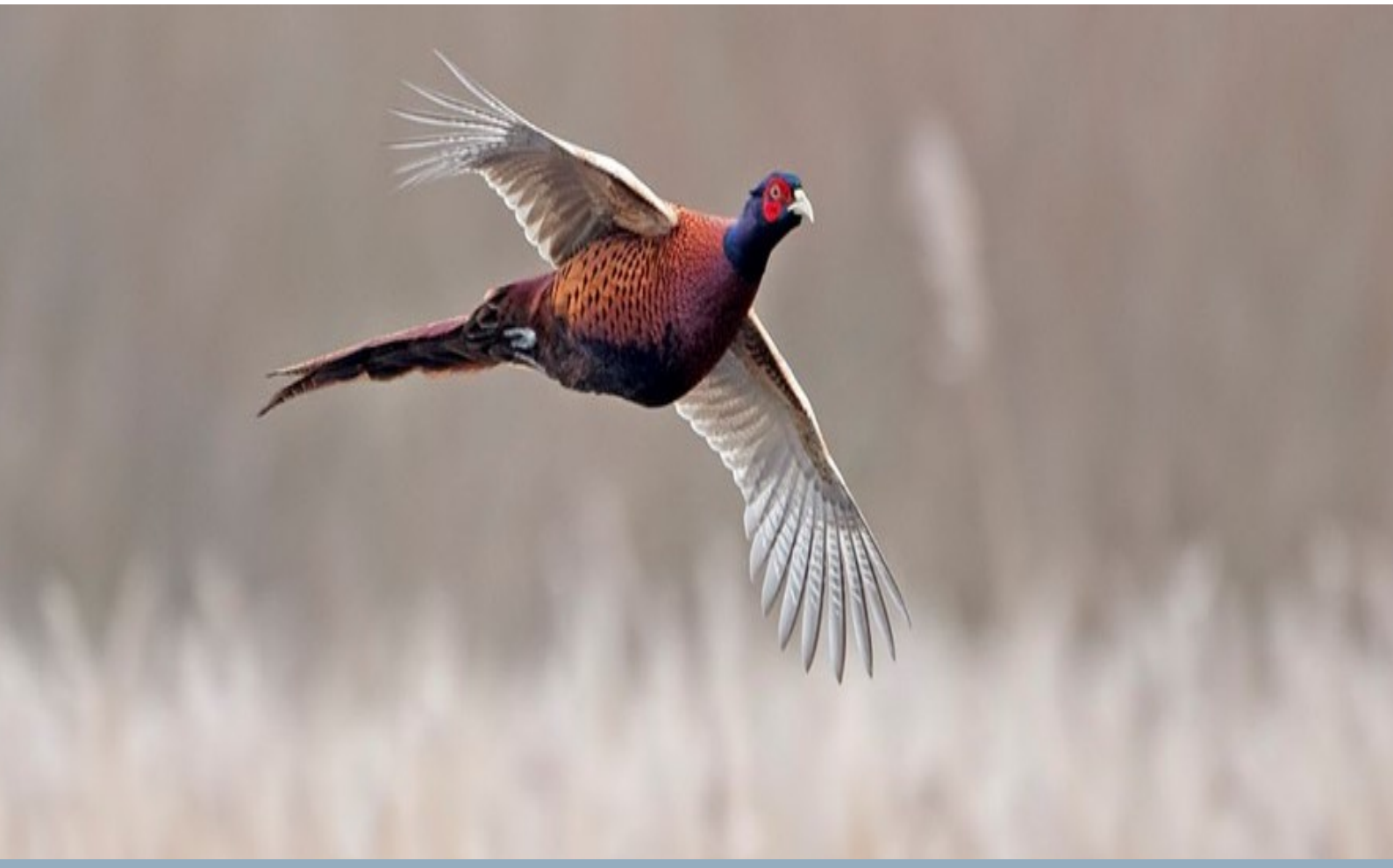
Barnard Castle, County Durham

An established and renowned shoot situated in Teesdale. Set in a private yet accessible location with stunning views over the surrounding countryside.

Providing an exciting variety of pheasant and partridge drives with sufficient scope for up to three consecutive days shooting.

Extending to approximately 3,000 acres with two keepers including their accommodation.

Available from 2nd February 2018



General Description

The Rokeby Shoot comprises approximately 3,000 acres with woodland, cover crops and release pens laid out to provide in excess of 44 drives. In addition, there is approximately 80 acres of game crops available with prior agreement with the tenant farmers.

The Shoot in recent years, with two keepers, has released around 15,000 pheasant and partridge per season which have provided, on average, 42 days shooting. The bags for the last five seasons are as follows:

Season	Pheasant	Partridge
2012 - 2013	5421	943
2013 - 2014	5720	1089
2014 - 2015	5753	1205
2015 - 2016	5590	1097
2016 -2017	5556	630
Total	**28040**	**4964**
Average	**5608**	**993**

Location

The shoot is located 3 miles to the south east of Barnard Castle, bisected by the A66 between the A1 (M) and Bowes in Teesdale within County Durham. There is a good selection of hotels, pubs and guest houses within the local area.

Access

There is a good network of farm tracks and Council roads to give good access to the whole shoot.

Tender Process

Rokeby Shoot is being offered on an informal tender basis and the owner is not bound to accept the highest or any offer. Applications to be submitted by 12 noon on Friday 15th September 2017 to Davis & Bowring, Lane House, Kendal Road, Kirkby Lonsdale, Lancashire, LA6 2HH **c/o Simon Clowes, Reference: Rokeby Shoot Tender.**

Heads of Terms for proposed Agreement:

Parties

Grantor: Mortham Estates (Trustees) Ltd c/o WHT Salvin MRICS, The Estate Office, Egglestone Abbey, Barnard Castle, County Durham, DL12 9TN.

Sporting Rights Available

Those sporting rights over the area of woodland and farmland edged red on the lease plan extending to approximately 3,000 acres. The right as Grantee is to shoot game defined as pheasants, partridges, woodcock and snipe.

Period of Lease

Initial term of five years with effect from the 2nd February 2018 to the 1st February 2023.

Rent

i) The rent for the two cottages occupied by the keepers will be £17,300 per annum payable monthly in advance by standing order.

ii) Offers of rent for the shooting rights are invited in the region of £10,000 per annum.

iii) Offers of rent for the use of estate property for lunches and accommodation are to be agreed depending on which facility is required.

Meeting, Lunch and Accommodation Facilities

Facilities are available to meet a broad range of requirements ranging from the Tithe Barn at Brignall (capable of sitting and sleeping 10 comfortably) to The Bothy at the keepers at Birk House (a first floor lunch room with a separate WC and hand washing facilities in the adjacent building).

Additionally, an appropriately located site for a timber structure or other building could be made available (subject to normal planning constraints) to suit specific requirements. All subject to negotiation with regards to detailed arrangements and costs of use.

The Morritt Arms is close by (T: 01833 627232) www.themorritt.co.uk

Reservations and Exceptions

a) The right to carry on with timber operations.
b) The Grantee will be advised of any proposed operations and they will be carried out to cause minimum disturbance to the shoot.
c) The right to shoot deer and wildfowl is excluded from the lease.
d) Normal estate management operations.

Release Pens

There are 8 release pens which are to be maintained in good repair by the Grantee and returned at the end of the lease in good order.

Game Crops

There are approximately 80 acres of game crops which are subject to a separate agreement with the individual tenant farmers. Further information available from the agents.

Cottages

There are two cottages, Sunniside and Birk House, which are included in the proposed lease (on standard AST terms) for the occupation of the Head Keeper and Under Keeper for the better undertaking of their duties.

Limitation of Shooting

a) Shoot in a sportsmanlike manner and comply fully with the Code of Good Shooting Practice.
b) Not to release more than 15,000 pheasants/partridges in any year.
c) No more than 35 days driven shooting per season (with a maximum of 8 guns per day).
d) The Grantee must provide details of all Health and Safety and compliance documents to the Estate, prior to the start of each season.
e) Remove all empty cartridge cases from the Estate and use cartridges only with a fibre of felt wad.

Assignment

The lease will be non assignable.

Insurance

The Grantee must effect proper insurance against liability arising from the exercise of the Sporting Rights by himself and all others authorised by him to exercise the Sporting Rights, with a reputable insurance company or underwriter, in such sum as the Owner from time to time approves, and must produce the policy of insurance to the Owner on demand.

Third Parties

The Grantee to cause no damage to walls, fences and gates. Will not frighten or endanger stock and will control all dogs. To show consideration to all other Estate users at all times.

Game Records
The Grantee to submit annual game and vermin returns to the Grantor by the 1st March following the end of each season.

Legislation
The Grantee must fully comply with all requirements of the current legislation regulations and in particular that he, his employee's and invitees have a valid shotgun certificate and third party insurance cover of a minimum of £10 million.

Rights of Entry
The Grantor reserves the right of entry for himself, his tenants and an other person authorised by them for all purposes in connection with the management and use of the land other than for shooting of pheasant and partridges.

Arbitration
In the event of a dispute which cannot be resolved with the Grantor or his agent, this shall be settled by an independent expert appointed by the Royal Institution of Chartered Surveyors (RICS).

Shooting Dates
Shoot dates for the forthcoming season are to be agreed with the Grantor by the 1st August in each year of the term.

All Terrain Vehicles
The Grantee agrees to limit the use of all terrain vehicles to existing tracks only.

Farming and Subsidies
The occupiers of the farmland over which the shoot operates is subject to claims for the Basic Payment Scheme entitlements and Environmental Stewardship Agreements and this right will be specifically reserved out of the lease. Any losses or claims arising from a breach of cross-compliance by the shoot Grantee will be recoverable by the occupier.

Shoot Equipment and vehicles
These are available to be taken over by the Grantee at valuation - a full inventory of all rearing equipment, general equipment and vehicles is available from the agents.

Keepers
The Head Keeper, Tony High and Under Keeper, Eddy Summers will continue to be employed by the owner but will work on behalf of, and take instructions from, the Grantee. The full cost of the employees will be funded by the Grantee to the Owner quarterly in advance. Further details available from the agents.

VAT and Other Charges
VAT at standard rate will be due on the rent where appropriate. The Grantee will also be responsible for any other charges and rates falling due from the operation of the shoot.

Lease
A draft copy of the proposed lease is available from the agent.

Viewings
To be strictly arranged by appointment with the agents.

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Telephone: 015242 74430

William Salvin MRICS
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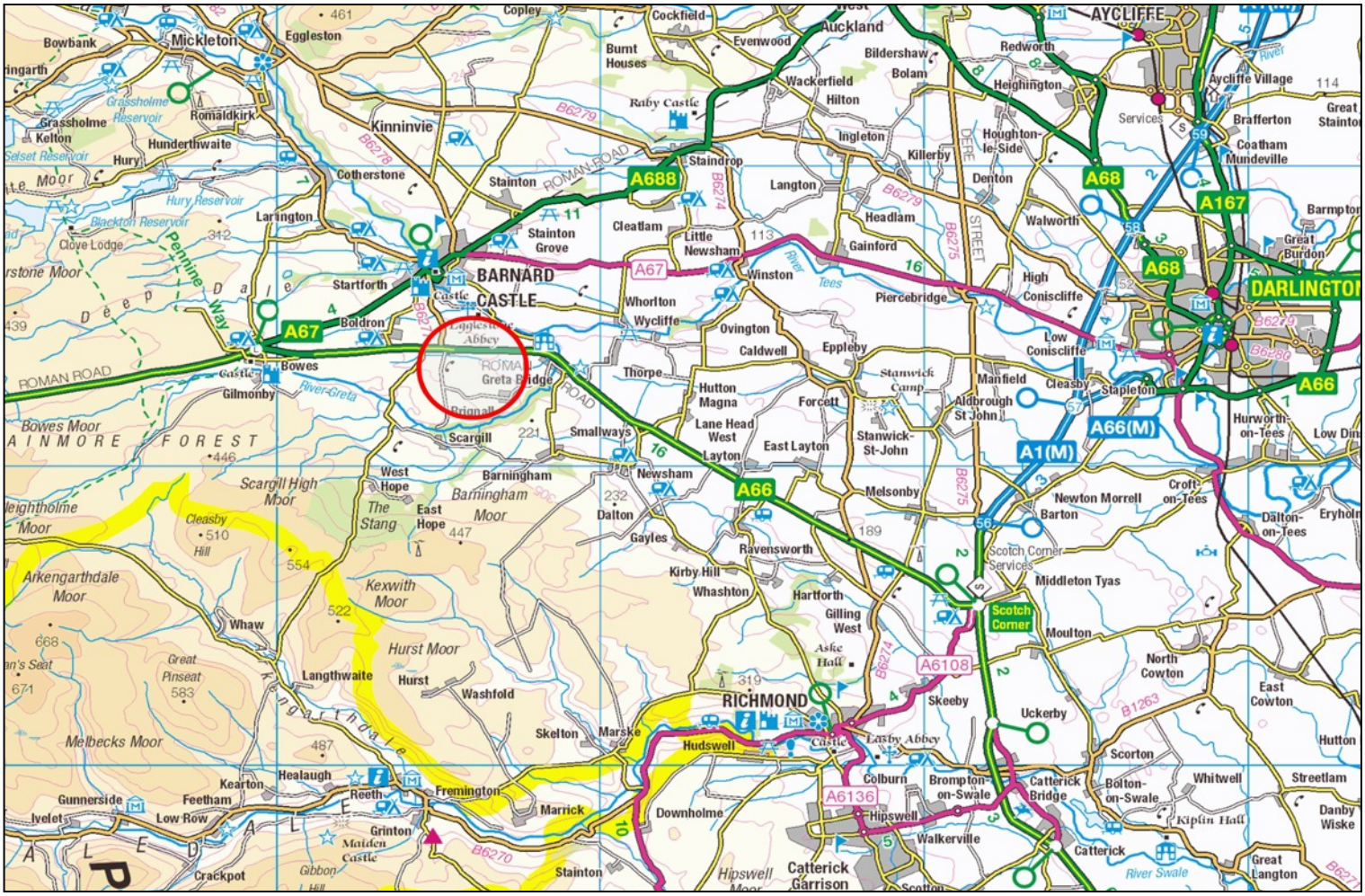

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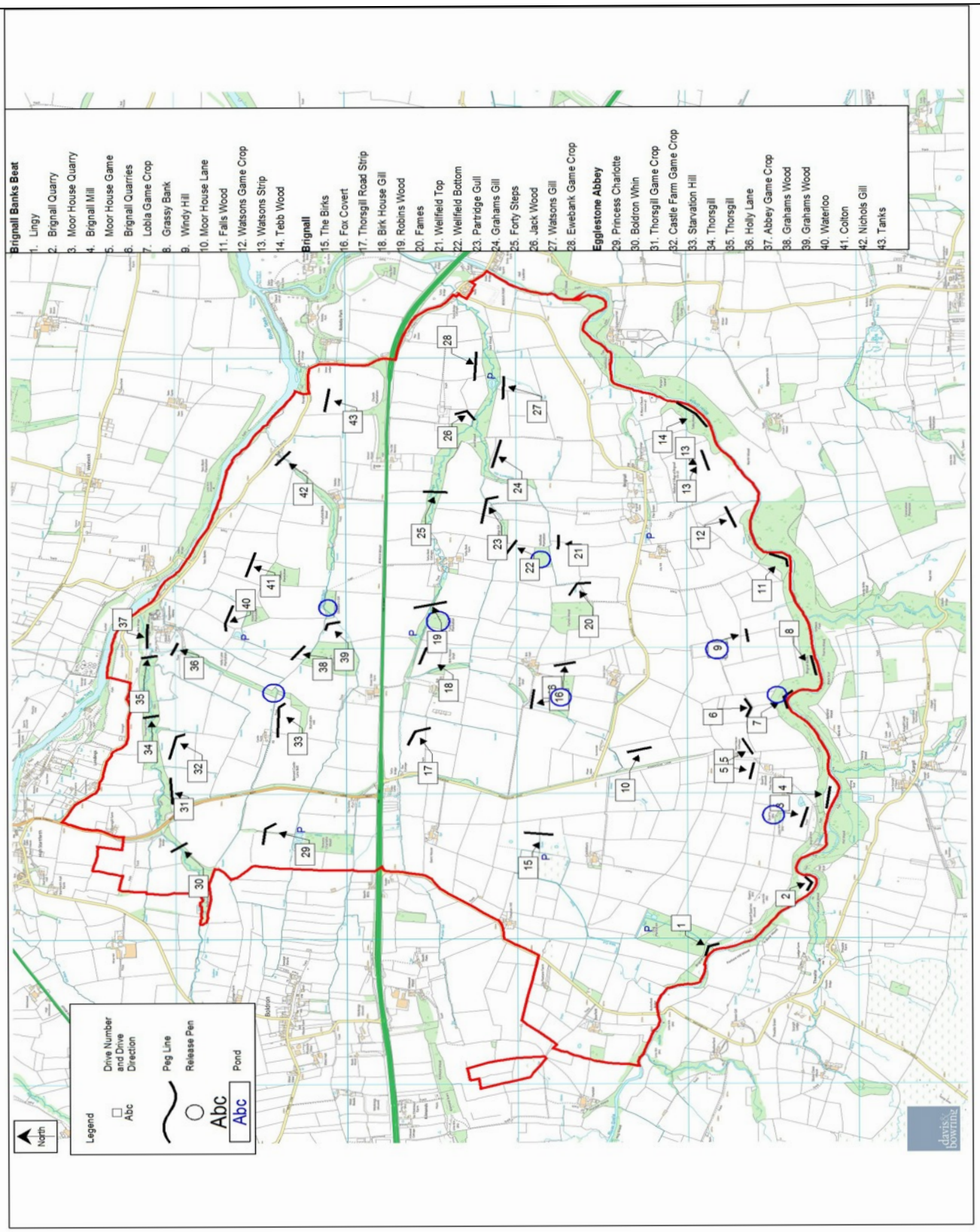

Directions

From Scotch Corner (Junction 53 of the A1) take the A66 west signposted Penrith and Brough. Continue along the A66 for approximately 10 miles. At the junction, signposted for Barnard Castle turn right. (Nearest Postcode: DL12 9RZ).