

Edwin
Thompson



THE COOPS BEAT

River Eden, Grinsdale, Cumbria, CA5 6DS

FOR SALE

The Coops Beat – approx. 750m of single bank fishing on the river Eden.

The Coops Beat, River Eden, Grinsdale,
Cumbria, CA5 6DS

Carlisle: 2 miles

What3Words://lower.extra.visit

Approximately 750 meters of single bank fishing with four named pools.

GUIDE PRICE (as a whole): £200,000
(Two Hundred Thousand Pounds).





THE FISHINGS

The Coops beat is on the lower Eden west of Carlisle near the village of Grinsdale. It is a couple of miles upstream from the Solway Estuary and effected by a rise in water levels when there are big tides. The beat flows through tranquil agricultural grassland and offers the owner the opportunity of fishing in an attractive location with a real chance of catching Salmon, Sea Trout, Grayling and Brown Trout.

The beat is approximately 750 meters long with four named pools and fishing is left bank, Carlile Angling Association have the opposite bank.

The majority of the beat is easily wadable.

The Kirkpot, which lies beneath St Kentigerns Church, is the upper most pool on the beat. Sandstone shelves that drop off into deep and productive fly water that hold consistent numbers of Salmon. Down stream it slows into deeper water before shallowing into some very nice fly water with gravel for river bed – known as The Flats. An excellent water for Sea Trout at night in the summer and good for Salmon when the river is carrying extra volume. There is a rise on the river bed half way down the pool and then it deepens again as the corner approaches, a great place for a fish. The river course then takes a 90 degree turn to the left into the next pool.

The Corner Pool with the main channel running very close to the home bank, is a place where fish tend to stop after coming through some quite fast water below. In the channel there is a big stone, to the far bank hidden sandstone shelves, it is a nice fly water and a perfect spot for a Salmon. Heading down the run from The Corner there are a series of channels on the river bed which are easily covered and wadable with the fly, then enter the final pool, The Coops.

On the home bank it is sheltered by a high bank and willows, the far bank is a sandstone shelf, it is an easy wade for some 100 meters or so before the river deepens off. The pool is legendary and ranks among the best known and most productive pools on the lower Eden.

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FIFTEEN Rosehill, Montgomery Way,
Carlisle CA1 2RW

The Coops Beat

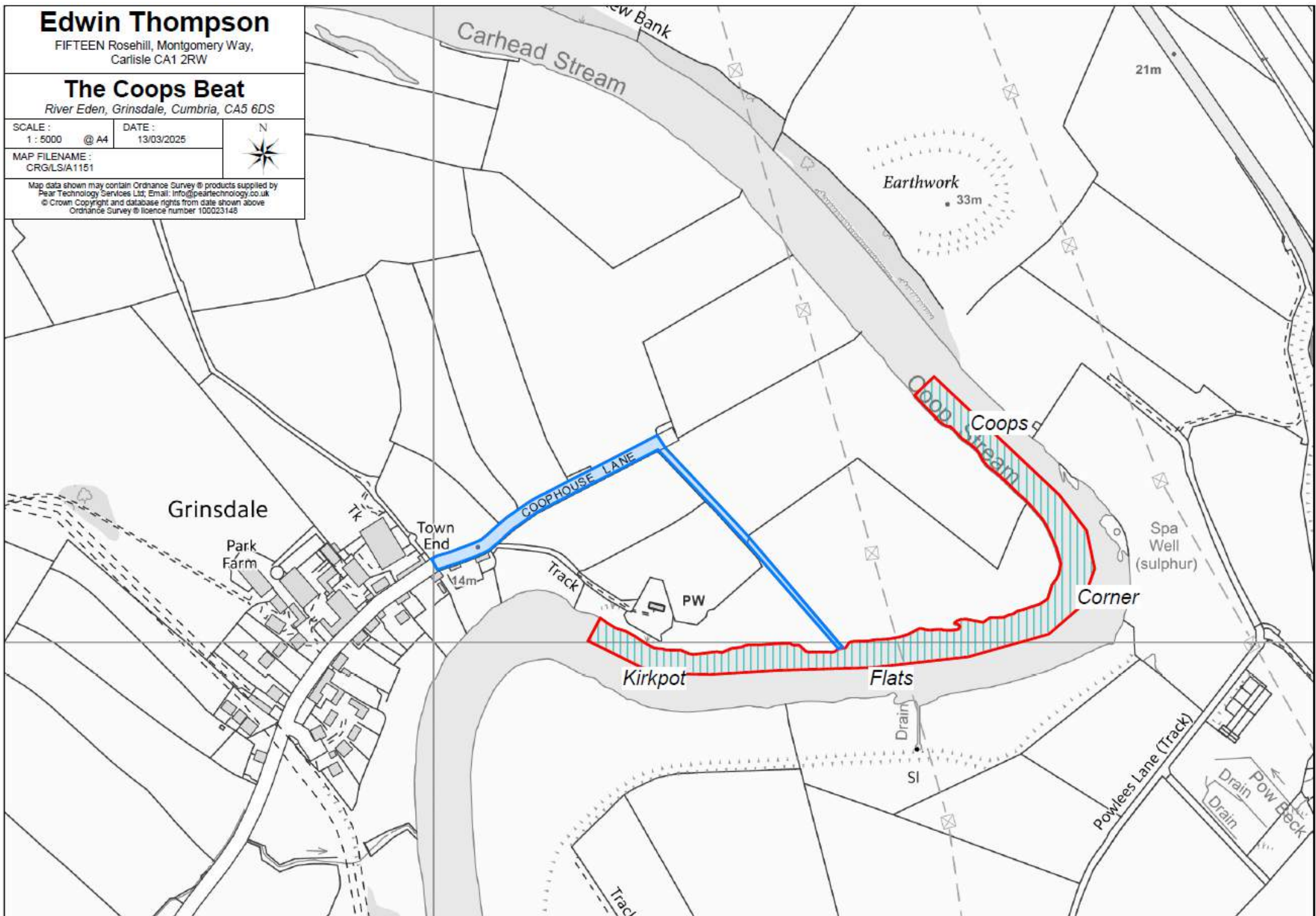
River Eden, Grinsdale, Cumbria, CA5 6DS

SCALE : 1 : 5000 @ A4 DATE : 13/03/2025

MAP FILENAME :
CRG/LS/A1151



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METHOD OF SALE

The property is offered for sale as a whole.

Offers should be submitted in writing to Mr Christopher Gray, Edwin Thompson, FIFTEEN, Rosehill, Carlisle, CA1 2RW.

The vendor reserves the right to withdraw / exclude any of the land shown at any time or sell the land without notice and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

ENVIRONMENTAL

The River Eden and its tributaries are a significant Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), designated for their rich aquatic flora and fauna, including species like Atlantic salmon, lamprey, and white-clawed crayfish.

RIGHTS OF WAY & EASEMENTS

The property benefits from a vehicle right of way along the alignment identified approximately in yellow on the sale plan.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

VIEWING

The property can be viewed during daylight hours with a set of these details to hand. If there are any queries, please do not hesitate to contact Christopher Gray in the Carlisle office on 01228 548385.





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SELLING AGENT

Mr Christopher Gray B.Sc.(Hons). B.A. M.R.I.C.S F.A.A.V

Edwin Thompson

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