

For Sale

River Tay
Lower Redgorton
Week 36

Edwin
Thompson



- Right to fish week 36 in perpetuity.
- One rod.
- On a well known Tay beat.
- Extending to 1.35 miles with nineteen named pools and two well appointed huts.

Offers Around £45,000

Ref: GM5587

76 Overhaugh Street

T: 01896 751300

Galashiels

F: 01896 758883

Selkirkshire

E: o.howard-vyse@edwin-thompson.co.uk

TD1 1DP

W: www.edwin-thompson.co.uk

Edwin
Thompson



Interest for Sale

One rod during the highly productive week 36 at Lower Redgorton in perpetuity. A very well know salmon beat on the Lower Tay.

- 1.35 miles of salmon and sea trout fishing on the Lower Tay.
- Nineteen named pools.
- Ten-year average of 30 salmon/grilse between 5 rods (6 per rod).
- Two well-appointed huts .

Situation

Lower Redgorton is situated close to the village of Luncarty about 3 miles upstream from Perth and 9 miles downstream from Dunkeld. The fishing is split into two beats Waulkmill and Gold Castle. There is easy access from the A9 that runs through the heart of Scotland. Perth has mainline train station offering routes to London, Edinburgh, Glasgow and the north of Scotland. There are international airports at both Edinburgh and Glasgow.

The River

The River Tay is the longest river in Scotland at 119 miles from source to mouth with a catchment of approximately 2,000 square miles. It is internationally renowned as one of Europe's best salmon rivers attracting anglers from all over the world. The 10-year average for Lower Redgorton during week 36 is 30 salmon shared between five rods.

Fishing Facilities

The interest gives one rod the right to fish during week 36. Lower Redgorton has 1.35 miles of fishing split into two beats, Waulkmill and Gold Castle. There is an arrangement with the other bank (Lower Scone) where each proprietor is able to fish both banks on alternate days.

Lower Redgorton has two well appointed fishing huts both with good vehicular access and there are three boats and outboard motors provided. There is an annual management cost due by each member to cover the running costs of the fishings. In 2022 this was £1,051 per rod per week.

Week 36 is a late September week (commencing Monday 25th September 2023 and Monday 23rd September 2024).

Regulations

All rods are to comply with the Tay Conservation Code. Present rules include:

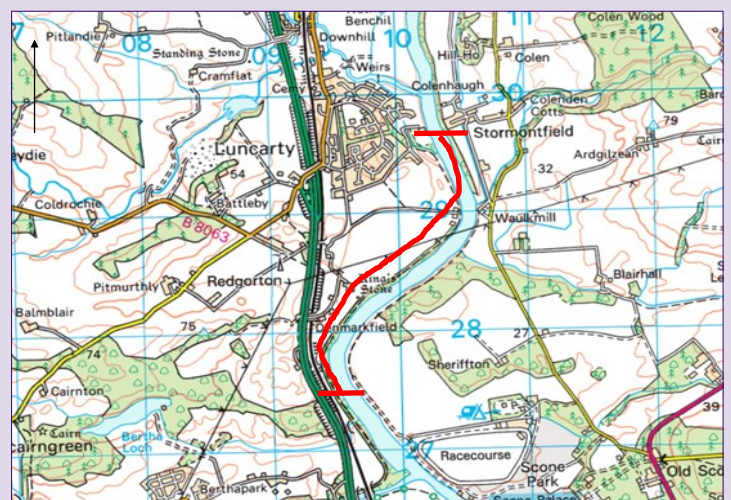
- No fishing for migratory fish on Sundays.
- Prawns, shrimps may not be used, worming is discouraged.
- Recommended catch and release.
- It is illegal to sell rod-caught fish.

Offers

Written offers should be submitted to the Selling Agents.

Viewing

Strictly by appointment with the Selling Agents.



Regulated by RICS

Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere



Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales
(no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.