

Land and Fishing Rights, Scoope Bridge

STAGS

Land and Fishing

River Taw, Umberleigh, Devon EX37 9BG

Chulmleigh 6.5 miles South Molton 10 miles Barnstaple 10 miles

A rare opportunity to acquire a renowned beat of salmon and sea trout fishing on the River Taw, together with approximately 30 acres of riverside meadow.

- About 30 acres of beautiful and productive river meadow
- About 1,200 yards of double-bank fishing
- 13 named pools and runs including the renowned 'Still Pool'
- Excellent accessibility
- Approximately 1,550 yards of salmon and sea trout fishing
- A further 350 yards of single-bank fishing
- Traditional fishing hut overlooking 'Still Pool'
- Freehold

Guide Price £350,000

Situation

The Scoope Bridge Fishery is situated in the highly attractive Taw Valley in North Devon, in an accessible location just off the A377 between Chulmleigh and Umberleigh. Access is particularly convenient, being via a short private track leading from the A377 and crossing the Tarka Line railway line. The fishery enjoys a wonderfully private and secluded setting, with the River Taw meandering alongside approximately 30 acres of attractive river meadow. Chulmleigh is approximately 6.5 miles, whilst the market town of South Molton is about 10 miles.

The Land

The approximately 30 acres of stunning riverside meadow provide an attractive and highly complementary addition to the fishing. The land is predominantly level and comprises good quality river meadow, suitable for grazing or mowing, with the River Taw forming the eastern boundary. The meadow provides excellent privacy and amenity, together with particularly good access to the fishing. A short track from the A377, crossing the Tarka Line railway, provides good vehicular access into the land, making the fishery readily accessible whilst retaining a wonderfully secluded setting.







The River Taw

The River Taw rises on Dartmoor and flows northwards through the heart of Devon, passing through Okehampton and the Taw Valley before reaching the estuary at Barnstaple. Historically renowned for its salmon and sea trout fishing, the river has a varied character, with faster-running stretches, deep pools and attractive wooded sections. It remains an important and much-loved river, forming a distinctive feature of the North Devon landscape.

The Fishing

The fishing at Scoope Bridge is renowned as one of the better beats of salmon and sea trout fishing on the River Taw.

The fishing extends for approximately 1,550 yards and provides a varied succession of pools, runs and glides, with around 1,200 yards of double-bank fishing and a further 350 yards of single-bank fishing. There are thirteen named pools and runs throughout the beat, including the renowned Still Pool, which is overlooked by the fishing hut. The beat has a long and distinguished history of salmon and sea trout fishing, with catch records dating back to 1961 and including some notable catches, details of which are set out below.. The records also include a notable 27 lb salmon caught in Hump Pool in 1981. More recently, the fishing has been privately enjoyed and lightly fished, particularly over the last 15 years.

Catch Records

The Scoope Bridge Fishery has a long and well-documented history of salmon and sea trout fishing, with available catch records dating back to 1961. The records demonstrate the historic quality of the beat, with notable catches including 57 salmon in 1966, 45 in 1980 and 40 in 1992, together with 109 sea trout in 1965, 91 in 1979 and 83 in 1993.
More recent records continue through to 2025. Following 2011, when the former owner's ability to fish became limited, the beat has been very lightly fished, with fishing undertaken only occasionally. The catch records provide valuable evidence of the beat's long-standing reputation and productivity, whilst the more recent figures should be considered in the context of the limited fishing undertaken.

Bye Laws

The fishery is subject to the statutory rod-fishing byelaws applicable to the River Taw. The current salmon fishing season runs from 1 March to 30 September, with the sea trout season running from 15 March to 30 September. All salmon caught before 16 June must be returned. The use of shrimp, prawn, worm and maggot is prohibited when fishing for salmon and trout on the Taw, and spinning is prohibited after 31 March. Prospective purchasers should satisfy themselves as to the regulations and any additional fishery rules applying at the time of purchase.

Plans

A plan is included with these sale particulars for identification purposes only. A separate, details plan detailing the named pools and runs is available from Stags.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From Umberleigh Bridge continue south on the A377. After three miles there is an unmarked left turn that leads to the land and fishing. Please take care at the crossing over the railway line. Please close all gates.

What3words Ref: munch.skin.curry

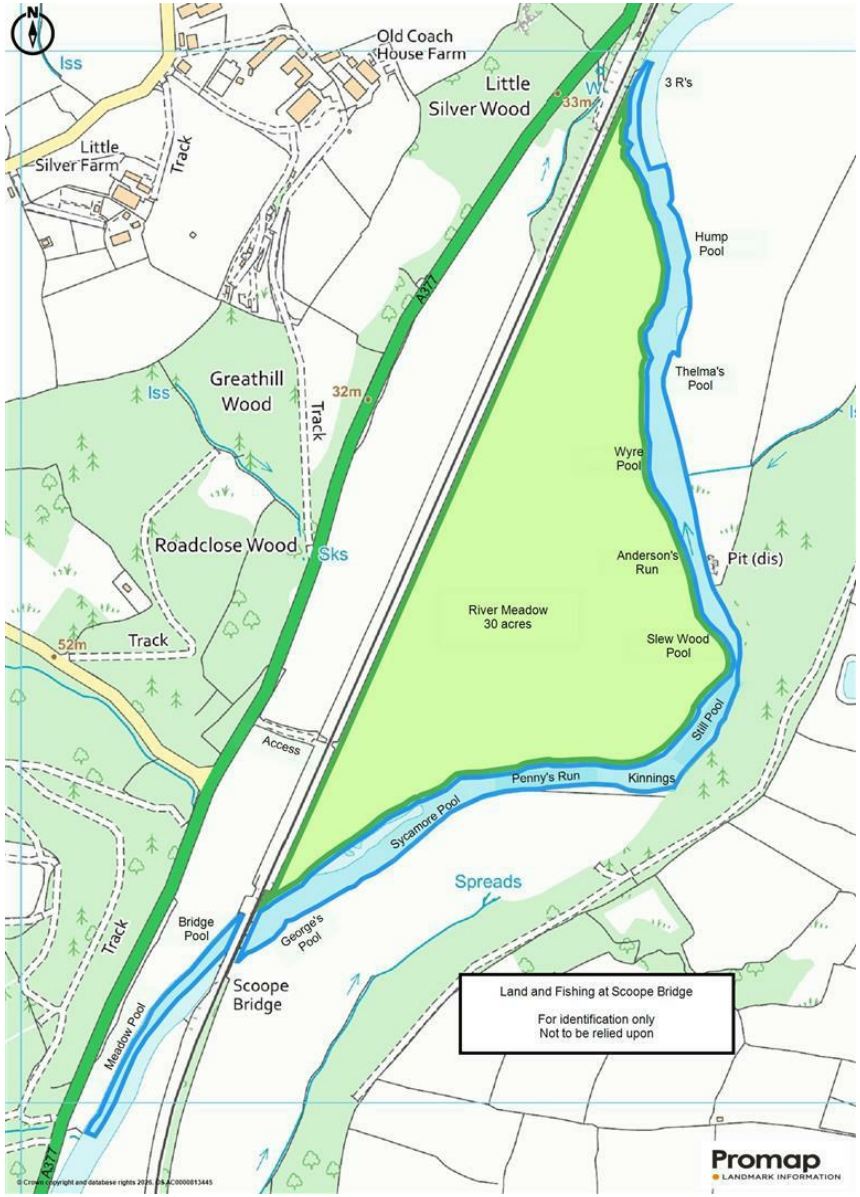






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