



# River Tay Salmon Fishings

Perthshire









# An opportunity to acquire exclusive ownership of 39 weeks of timeshared premier quality salmon fishing on six of the most renowned and productive beats on the famous River Tay

River Tay Salmon Fishings, Perthshire

## Features:

### River Tay

Scotland's longest river with a catchment area of 2,000 square miles. The river runs some 117 miles and passes through the dramatic countryside of Argyll and west Perthshire and, after Loch Tay, is joined by many tributaries on its course downstream including the Lyon, the Tummel, the Isla and the Almond. The river passes through a variety of Highland scenery and rich rolling farmland to the ancient city of Perth and the North Sea via the Firth of Tay

### The Fishings

The offering provides the opportunity for a purchaser to acquire the exclusive use of 39 different weeks of timeshared fishing on several of the best-known beats on the River Tay from spring through to autumn

### Additional Property Available

Summerhill – an 8-bedroom Fishing Lodge set in spacious grounds overlooking the River Tay and situated on the edge of the village of Stanley is owned by the vendors and is for sale independently but simultaneously. It is appropriately staffed and currently run to accommodate parties of guests fishing the vendors' Tay timeshare weeks and is therefore well-suited to continue to be run in conjunction with the salmon fishings if desired by a purchaser

All 39 weeks available together as a whole

Offers over £695,000





*Background*

The vendors are the Executors of the late former owner of both the timeshare fishings and Summerhill. A passionate salmon fisherman and all round field sportsman, the former owner acquired ownership of Summerhill and the exclusive use to fish all available rods throughout the season on 6 different beats of the River Tay.

As a result of his vision, Summerhill was comprehensively renovated and upgraded in the early 1990s (to include the development of staff accommodation and landscaping of the surrounding grounds) to serve as a fishing lodge of superb comfort and quality from which the owner, his guests and tenants could base themselves to fish six of the best beats of the River Tay throughout the salmon fishing season from March to October.

In recent years, the lodge has operated on a commercial basis in conjunction with the letting of the available weeks of timeshare fishings.

In order to offer flexibility to prospective purchasers, Summerhill and all 39 weeks of timeshare salmon fishings owned by the vendor are offered for sale independently of each other but simultaneously so that purchasers have the opportunity to offer to purchase the salmon fishings on a standalone basis or together with Summerhill.

*Tay Timeshare Salmon Fishings*

The subjects of sale are the rights to fish all of the available rods for 39 different weeks of the salmon fishing season across six well-known River Tay beats – being (from upstream to downstream) – Murthly 2, Ballathie, Stobhall, Taymount, Upper Scone and Lower Redgorton. The 39 weeks produced 327 fish in 2024, with a combined 5-year average of 233.

Most of the timeshare agreements on the River Tay were established during the 1980s. Some were established in perpetuity and others subject to a long lease from the landowner meaning that ownership of the salmon fishings will revert to the landowner at the termination of the lease.

Each timeshare has a management committee which is responsible for employment of the ghillies, management and maintenance of the beats and liaison with the adjoining landowners. Each timeshare rod/ week owner pays an annual management charge to cover the costs of management and administration of the beats.

Each of the beats and available weeks of fishing are described – from upstream to downstream as follows:



*Murthly 2*

Murthly 2 is located two miles downstream of Dunkeld. Anglers rotate between Murthly 2 (on the right bank) and Stenton (on the left bank) on a daily basis. The beat is notably beautiful, with mature trees lining the river and a profusion of wildflowers on the banks. Murthly 2 is known for having some of the best flyfishing on the Tay with pools such as the Tronach, Giral, Burn and Island being particularly famous. The beat does well in the spring, thriving in low water, and then as fresh fish join the increasing number of residents, the beat fishes right through to the end of the season in mid October. The weeks owned by the vendor include a week in mid-May, a prime Spring week with big early fish coming to the fly, together with late summer and early autumn weeks.

Murthly 2 fishes three rods, largely from the bank, although there are boats which are used in high water. There is one full time ghillie and a pair of magnificent fishing huts. The Murthly 2 timeshare runs until 2055 and therefore there are a further 30 years of fishing available to the purchaser beyond the 2025 season.



The available weeks; recent catch records for all 3 rods are as follows:

Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
17	0	1	4	0	1	1.0
33	4	1	4	1	6	3.2
34	2	1	3	3	10	3.8
35	5	2	1	0	7	3.0





*The Ballathie Fishings*

The Ballathie fishings are located 4 miles upstream of the village of Stanley and approximately 1.5 miles downstream from the confluence of the Tay and one of it's principal tributaries, the River Isla at Islamouth. Similar to the Taymount/Stobhal reciprocal arrangement, Ballathie (on the right bank rotates with Cargill (on the left bank) on a daily basis. The three Ballathie weeks included in the subjects of sale all fall in the month of June which, in recent years, has seen the start of the Tay's main run of salmon/grilse with a majority of the fish caught being fresh run. The beats have a wonderful variety of fishing and well renowned pools including the Cradle, Potshot, Rumbling Stone and Bridge Stream. Ballathie fishes 6 rods, there are 2 full time ghillies, excellent huts and fishing is from both boat and bank. There are pools that fish superbly with the fly and others that are more suited to spinning and the beats will fish in almost any height of water. The Ballathie timeshare runs in perpetuity and the available weeks; recent catch records for all 6 rods per week are as follows:



Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
22	0	3	3	4	1	2.2
23	0	1	5	1	7	2.8
24	0	7	7	8	3	5.0





*The Stobhall and Taymount Fishings*

The Stobhall and Taymount beats are located two miles upstream from the village of Stanley. Each extends to about 2 miles of single bank ownership and the beats rotate with each other on a daily basis by means of a reciprocal agreement such that each beat is fished exclusively as a double bank beat.

When global salmon fishers think of the Tay, of prodigious catches and of heavy fish, they think of Taymount and Stobhall. The beats are secluded, stunning and there is a huge variety of water with both excellent fly fishing together with water that rewards the multi-discipline fisher. As a result, there is a chance of a fish in any height of water from the opening day right through to the close of the season.

There are numerous epic pools. The Linn is arguably the best spring pool on the river and the Aldern Stream, Findford Head, Holly

Bush, Major’s Cast, Stank End and many more can hold huge numbers of fish. There are multiple prime weeks with fishings right through July and August week, together with a number of autumn weeks when both the largest catches and largest fish are caught. Stobhall and Taymount each fish 6 rods and there is excellent fishing from both boat and bank. There are 2 full time ghillies, boats and superbly appointed huts.

The timeshare weeks at Stobhall are to be sold in perpetuity, whereas the Taymount timeshare weeks are to be sold under a lease agreement with the landowner that extends until 2087, which means there are 62 years left, including the 2025 season.

The available weeks; recent catch records for all 6 rods per week are as follows:

*Taymount*

Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
3	0	0	1	0	1	0.4
13	0	2	0	1	0	0.6
15	0	2	0	1	0	0.6
16	0	5	1	1	1	1.6
18	0	0	0	1	2	0.6
19	0	0	2	0	0	0.4
21	6	2	2	0	3	2.6
23	4	3	9	1	1	3.6
24	0	5	4	4	8	4.2
30	10	4	18	15	28	15.0
39	14	43	39	14	44	30.8
40	13	11	30	0	10	12.8

*Stobhall*

Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
25	3	2	12	14	11	8.4
26	12	6	10	12	22	12.4
27	9	3	9	14	3	7.6
28	7	3	9	8	12	7.8
31	3	20	3	16	24	13.2
32	10	16	10	16	7	11.8
37	7	17	7	6	15	10.4
38	11	13	22	13	30	17.8











*The Upper Scone Fishings*

Upper Scone is located approximately 2 miles downstream from the village of Stanley and the beat rotates with Benchil and Pitlochry on the opposite (left) bank. It is a lower Tay beat with a big reputation. Historically some of the best spring catches were made on the Pitlochry pool and being just 3 miles from the upper limit of the tide in the Tay estuary, fresh and active fish can be expected in the beats at any moment. Pitlochry is a beat that favours high water, whilst Benchil fishes in all water heights, ensuring that there is always a chance in any weeks' fishing. The available weeks include much of July, which fished superbly in 2024. Upper Scone can fish a maximum of 6 rods, there are 2 ghillies, several boats and both beats have a well-appointed fishing hut. The Upper Scone timeshare runs in perpetuity

The available weeks; recent catch records for all 6 rods per week are as follows:

Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
9	2	0	0	1	0	0.6
13	0	0	0	0	0	0
14	0	0	0	0	0	0
24	2	1	4	2	5	2.8
25	3	0	1	2	8	2.8
26	1	2	0	5	7	3
27	8	3	5	4	10	6
32	1	3	3	1	5	2.6
34	9	10	14	2	14	9.8







*The Lower Redgorton Fishings*  
Lower Redgorton is located close to the village of Luncarty and the beat rotates with Waulkmill (on the opposing left bank) on a daily basis. As a combination, the rotation is first class as the upper beat will fish in medium and low water whilst the lower favours slightly higher water. Included in the available weeks is a mid-July week which falls at the peak of the Tay's current main run. Many fish make their first stop in the pools of Lower Redgorton and in recent seasons, this week has been one of Scotland's most consistent fishing weeks and has delivered superb sport for tide fresh grilse and summer salmon. Whilst nearly all fish have been caught on the fly there are pools to suit all methods. This week fishes 6 rods, there is one full time ghillie with traditional fishing huts servicing both beats. The Lower Redgorton timeshare runs in perpetuity.



The available weeks; recent catch records for all 6 rods per week are as follows:

Week Number	Catch Records (Salmon/Grilse)					
	2020	2021	2022	2023	2024	5-year average
10	0	0	0	0	0	0
15	0	1	0	0	0	0.2
28 (4 rods)	21	17	19	30	21	21.6



General

Environmental Designations

The entirety of the River Tay is designated as a Special Area of Conservation (SAC)

Management Charges

Information regarding these charges can be requested from the selling agent.

Local Authority

Perth & Kinross Council  
Pullar House, 35 Kinnoull Street  
Perth  
PH1 5GD

Solicitors

Burness Paull LLP  
50 Lothian Road  
Edinburgh  
EH3 9WJ

The Tay District Salmon Fisheries Board

The Board has been in place for over a century and administers the river. Its policies have included the improved access of salmon to spawning tributaries, habitat and stock enhancement, as well as the employment and superintending of Water Bailiffs. The Board is elected by the proprietors.

In addition, The River Tay District Advisory Committee, a non-statutory group, was set up in 1985 by the proprietors to advise them and the Board on the management of the Tay System and its salmon and trout fisheries.

The Tay Foundation has successfully negotiated the buyout of the river and estuary nets as part of an exercise to improve the overall health of the river. The netting rights owned by the Tay Salmon Fisheries Company Ltd have been let to the Tay Foundation until 2091.

Tay District Salmon Fisheries Board

Site 6, Cromwell Park  
Almondbank  
Perth  
PH1 3LW  
Tel: 01738 587 733  
Website: www.tdsfb.org

River Tay Protection Order

The River Tay System is covered by a River Protection Order. Trout fishers are required to purchase day permits which regulate the number on each beat. The subject beats of the vendor's timeshare weeks are not popular trout fishing beats and there has rarely been any conflict between the salmon and trout fishers on any of the beats.

Managing Agents

Each of the beats and timeshare syndicates are managed by an independent managing agent as follows:

Name of Beat	Managing Agent and Contact Details
Murthly 2	Bidwells - info@bidwells.co.uk
Ballathie	Iain Wood - iain@athollsporting.co.uk
Stobhall	Iain Wood - iain@athollsporting.co.uk
Taymount	Stuart Voce - stuart.voce@yahoo.co.uk
Upper Scone	Peter Graham Associates LLP - peter.graham@petergassoc.co.uk
Lower Redgorton	Peter Graham Associates LLP - peter.graham@petergassoc.co.uk
Salmon Fishings Letting Agent	Mungo Ingleby - mungo@sportinglets.co.uk

Directions

Directions for each of the beats in question are located at the bottom of each of the beat descriptions.

what3words:

Murthly 2 - ///jumpy.served.mingles  
Upper Scone - ///scrub.dusts.soda  
Ballathie - ///paused.ordinary.huddling  
Stobhall - ///threaten.rebel.familiar  
Taymount - ///electric.towns.quail  
Lower Regorton - ///fuzz.ruby.threading

Plans, Areas, and Schedules

These are based on the Ordnance Survey and the Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendors' solicitor and the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof

Viewing

Viewing of each beat is by prior appointment through the selling agents, Strutt & Parker

Offers

A closing date for offers may be fixed and prospective purchasers are asked to note their interest formally to the selling agents. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale. Offers should be submitted in Scottish legal form to the selling agents.

Financial Guarantee/Anti Money Laundering

All offers must be accompanied by a financial reference from a bank/funding source which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation.

For more information, please contact the sole selling agents:

Strutt & Parker  
76 George Street  
Edinburgh  
EH2 3BU  
Tel: 07918 362 134  
Ref: Murdo Nicoll

Special Conditions of Sale

The purchaser of the fishings shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be material condition of the contract. In the event that such payment is not made timeously, the sellers reserve the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be charged thereon from the date of entry until payment.

Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at date of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers, in that event, reserve the right to resell or deal otherwise with the subjects of sale as they see fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of loss and expenses being less than the account of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

The sellers shall be responsible for any rates, taxes, and other burdens for the possession and for the collection of income prior to the said date of entry.



Strutt & Parker Edinburgh  
76 George Street, Edinburgh EH2 3BU

+44 (0)131 226 2500  
edinburgh@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland,  
including Prime Central London

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