

Finavon Castle Water Salmon Fishings,
South Esk



Strutt
& Parker

Land and property. Since 1885.



An opportunity to acquire over two miles of prime double bank salmon and sea trout fishing on the Angus South Esk

Finavon Castle Water salmon fishings

Situated in the middle course of the South Esk, the Finavon Castle Water provides just over 2 miles of excellent double bank fishing for salmon and sea trout. Subdivided into 2 smaller beats – Milton and Indies – Finavon Castle Water offers some stunning fly water with a variety of fishing throughout its 25 named pools. There are several well-known holding pools as well as some fast-flowing, glassy pools, which are positioned throughout for all fishing enthusiasts to enjoy. With the Milton beat being upstream, and Indies beat being downstream, there is fishing for 6 rods in total, providing great variety and privacy. Providing the opportunity to catch both salmon and sea trout from spring to autumn, the beat has a 10-year average (to 2025) of 88 salmon and 63 sea trout.

Fishing huts and ghillie

There are 5 huts located throughout the beat, with 3 on the north bank and 2 on the south bank. The well-positioned huts provide a secluded, peaceful setting for anglers to enjoy, with easy access to the river itself. The main hut, known as David's Tree House, was erected in 2010 by the current owners and is located at the heart of the beat on the north bank, close to the division between the Milton and Indies beats. Well-maintained and recently renovated, the Tree House provides a base for daytime picnicking and evening barbecues. In addition to the hut, there is a small bothy located downstream at the prolific House pool. A highly experienced ghillie is employed 4 days a week to assist anglers and maintain the beat.

Land

Included in the subjects of sale are approximately 72 acres in total (including the solum of the river), with approximately 34 acres of open mixed-species woodland adjoining the river on both banks. This provides the opportunity to erect temporary living accommodation, chalets or glamping pods, subject to obtaining the necessary planning consent.

Two miles of double bank fishing | 6 rods | 25 pools
10-year average of 88 salmon & 63 sea trout
5 fishings huts located throughout | Approximately 72 acres in total

Offers over £575,000

Description

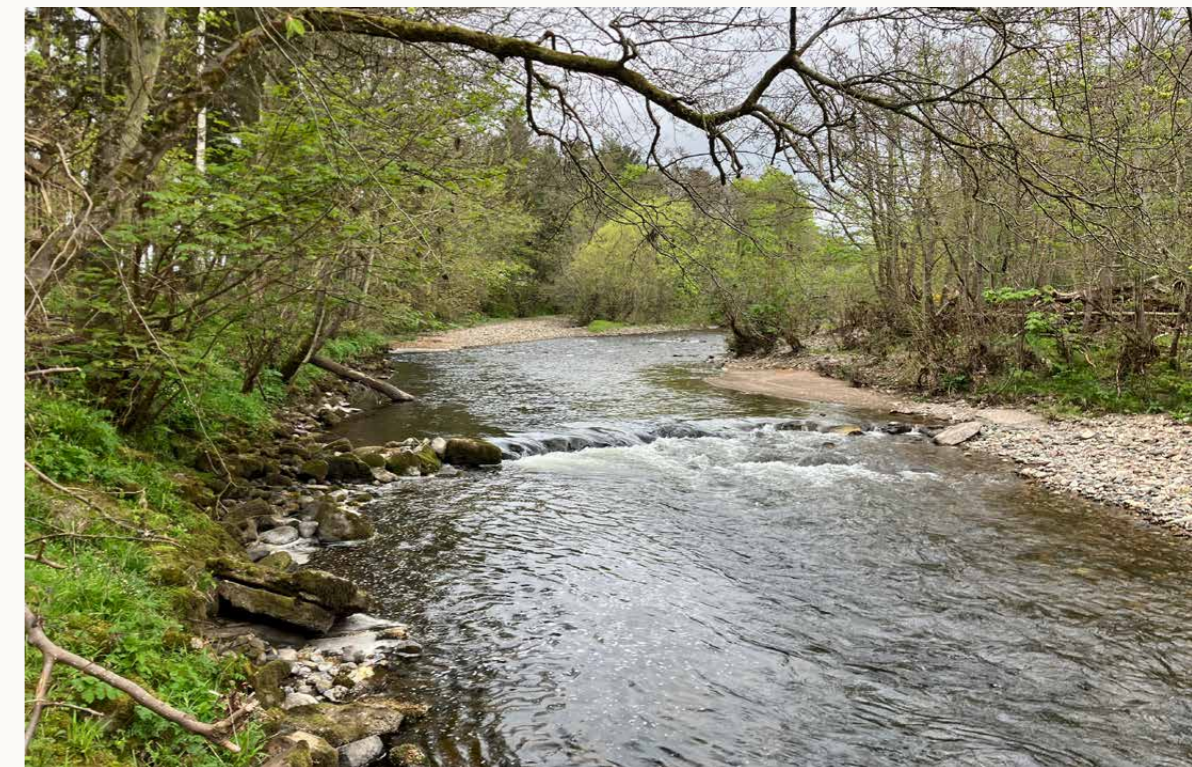
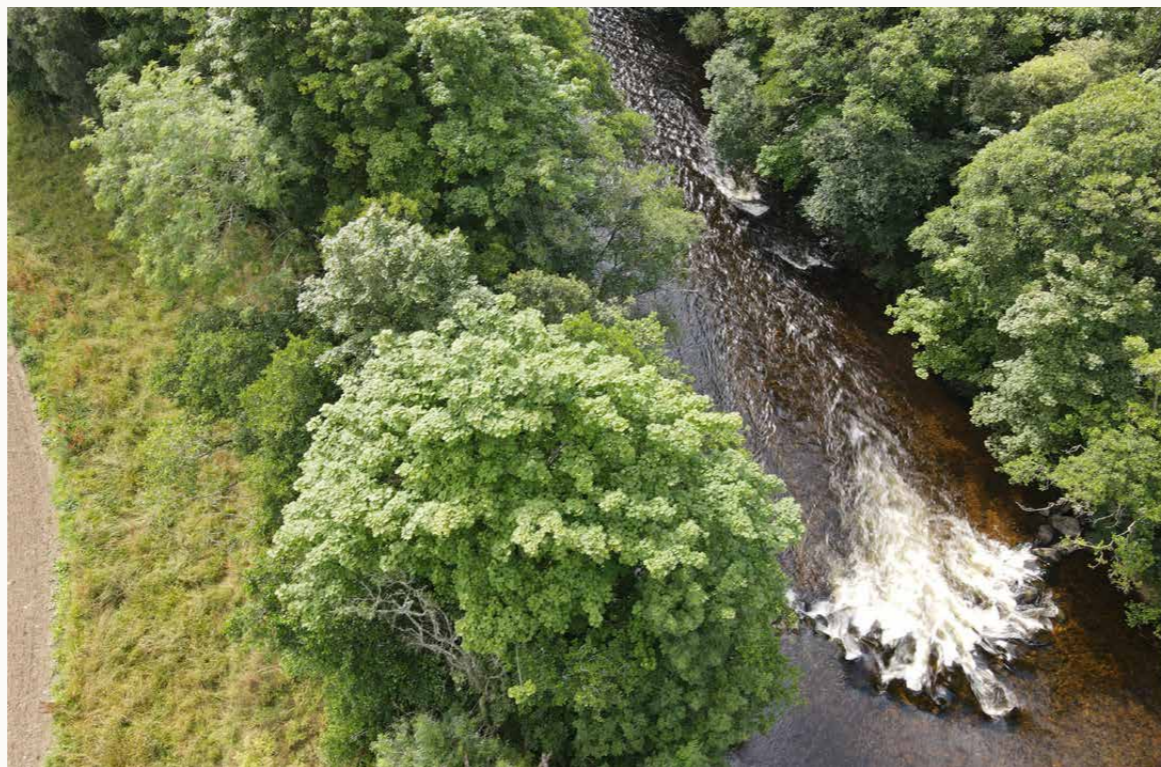
The subjects of sale comprise 2 miles of double bank fishing on the South Esk – a well renowned spate river in Angus. Finavon Castle Water provides a wide range of magnificent pools, with huge variety for all levels of angler. The beat is subdivided into 2 beats – firstly Milton, upstream of Indies, the larger of the 2 beats that offers 16 pools of idyllic fly water from fast flowing stretches in high water, to magnificent glassy pools. Under the current ownership there has previously been a suspension bridge that crosses the river between Castle stream and Craigo stream, providing a central crossing, which has allowed easy access to all pools. In lower water conditions, there are several places that provide easy wading to access the opposite bank, allow access to Tyndalls, Willows and the bottom of the Flats. The Milton beat has one of the most famous pools on the South Esk, Red Brae. Split into 3 parts, the neck, the wall and the tail, which is referred to as 'Kirkinn'. Known for its variety, Red Brae is known to produce some wonderful salmon and is relatively easy to fish, even for novice anglers.

Downstream of the Milton beat is Indies beat and, like Milton, it can accommodate 3 rods comfortably, with a further 9 pools to enjoy. The upper boundary of the Indies beat is the concrete aqueduct footbridge which crosses the river between the tail of Beeches and the head of Haughs. The lower boundary is the tail of the House pool where Finavon Castle Water ends. This water provides a mixture of deep holding pools and smooth gliding pools which can fish well in both high and low water.

Indies has 2 well thought out crossing points, one being the aqueduct and the second being the ford across the river at the tail of Indies pool. Indies pool itself is the centrepiece of the Indies beat and is regarded as one of Finavon Castle Water's finest pools for both salmon and sea trout. The tail of Indies is excellent for salmon in spate and the run at the top of the pool has always been a great place for salmon or grilse throughout the season. The lower section of the Indies beat is single bank only, although there is an informal arrangement with the proprietors on the north bank, in which they do not fish their bank for the stretch in question. In return, Finavon Castle Water has not fished the bottom pool of the beat, Breadalbane, although the ownership extends to the upper part of this pool, on the south bank. Any new purchaser will be able to fish from the south bank from the tail of the Tollmuir pool down to the House pool.

Situation

Finavon Castle Water is located 5 miles to the northeast of Forfar and is easily reached via the A90. The beat is located between Inshewan, located upstream of Milton, and Careston located downstream of Indies. The beat is located approximately 9 miles to the northeast of Forfar and 7 miles to the southwest of Brechin and is a short distance from the village of Finavon - known for its picturesque surroundings and historical significance - characteristics that have transferred to the Finavon Castle Water.





South Esk

Rising in the foothills of the Grampian Mountains, the South Esk flows through Glen Clova and into Cortachy, before meandering through Inshewan and Craigeassie before passing under the A90 at Finavon, down to Brechin and through Kinnaird before discharging into the tidal waters of the Montrose Basin. The catchment of the South Esk is 218 square miles and travels 49 miles from headwaters to the North Sea. The South Esk is often cited as one of Scotland's premier sea trout rivers and is a major draw for anglers around the country. The fishing season on the South Esk extends from 16 February until 31 October, plenty of time to enjoy the abundance of sea trout and salmon fishing.

Fishing huts

Throughout Finavon, there are a total of 5 high quality fishing huts with 3 on the north bank and 2 on the south bank. The Milton beat has one fishing hut on the south bank, known as Red Brae Hut, located just upstream of 'Red Brae', with the other known as the Milton beat treehouse on the north bank, located upstream from 'Pheasantry'. The Milton beat treehouse is known as 'David's Tree House' that has been renovated to a high standard and does include living accommodation, whilst also providing a perfect setting on the veranda to observe those fishing Pheasantry - a pool where fish have been known to rest. The Indies beat has 3 additional huts, 2 on the north bank and one on the south bank, providing comfortable settings for anglers to enjoy their lunch in a wonderfully secluded setting. The 2 huts on the north bank are situated by Melgund and Indies pool, well positioned to enjoy the pools further downstream, such as Tollmuir and 'The Steps'.

Riverbank and access

Included in the subjects of sale are approximately 72 acres of land, with 34 acres of mixed woodland species with additional land, providing an opportunity to erect temporary living accommodation, or glamping pods - subject to obtaining the necessary planning consent. Finavon Castle Water has well maintained access tracks, on both the north and south banks, allowing easy access for all anglers throughout both Milton and Indies. There are 2 access tracks on the south bank, one from the village of Finavon that brings you to Tyndals, and another further east, bringing you to the beat at Alder Stream. The access north is from the A90, through the Haughs of Finavon, bringing you to Haughs and Harry's Bar - the start of Indies Beat.



Employees

Finavon Castle Water employs one ghillie serving the beat, who has been employed since 2013 and is both experienced and highly regarded by the vendors. The ghillie currently manages bookings for the beat and can also provide tuition for guests that would like it. As well as the fishings, the ghillie is also responsible for the upkeep and maintenance throughout the beat. As an integral part of the beat, it is our clients preference for the ghillie to be transferred to the new owner under TUPE.

Current and future management

Historically the Finavon Castle Water beat has been fished by up to 6 rods, allowing each angler plenty of space and flexibility during their day on the river. The beat is currently let as two separate 3-rod beats. Rods are available to rent through www.FishPal.com and www.finavoncastlefishing.co.uk from 16 February until 31 October. Although the beat attracts anglers from all corners of the globe, its accessibility – being a little over an hour and a half drive to Edinburgh and an hour to Aberdeen – makes it particularly attractive to those interested in day tickets and groups of anglers from within Scotland.

Catch records

The annual catch records for the beat since 2005 are as follows:

Year	Salmon/Grilse	Sea Trout
2005	119	108
2006	153	101
2007	118	98
2008	221	100
2009	103	118
2010	136	121
2011	139	101
2012	137	161
2013	57	31
2014	104	84
2015	88	172
2016	111	99
2017	108	121
2018	69	19
2019	107	56
2020	109	51
2021	75	41
2022	87	47
2023	73	79
2024	60	57
2025	78	57
20-year average	113	91
10-year average	88	63



Leisure and amenity

Water sports in the form of kayaking, canoeing, paddle boarding and inflatable rafting are alternative activities that are undertaken on the South Esk, where reasonable access to the river is granted in favour of the general public in Scotland by law.

As with all rivers in Scotland, there is a generally respectful interaction between those enjoying these alternative activities and anglers, allowing both to enjoy their chosen pastime without disturbance by the other.

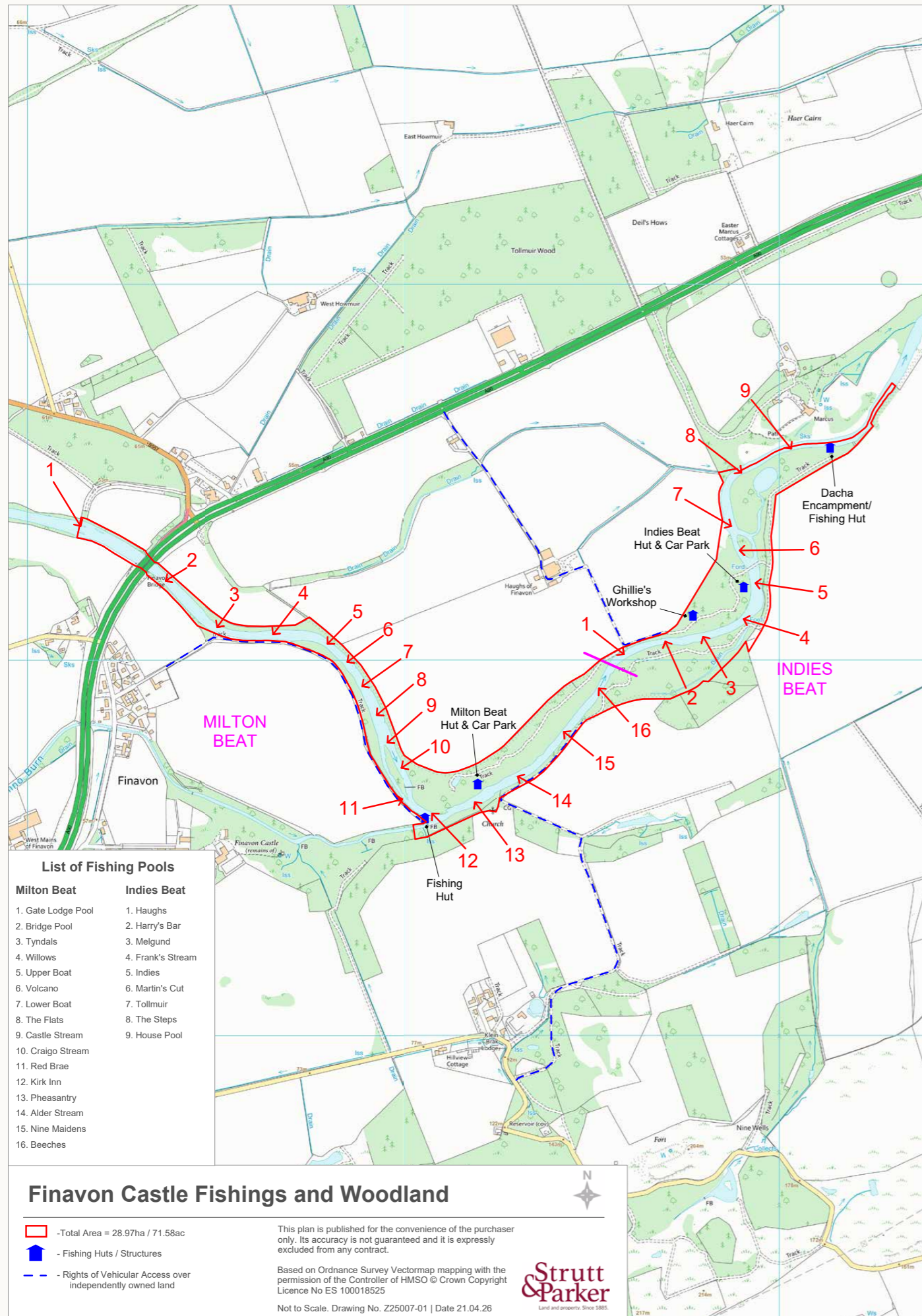
The Finavon Castle Water LLP

Legal Title to The Finavon Castle Water is held by the Finavon Castle Water LLP. This is a Scottish-registered Limited Liability Partnership with 3 Partners. The vendors are a couple who each own a 25% share in the LLP and an individual who owns the remaining 50%. Having enjoyed ownership of the beat for many years and invested significantly in both maintaining and improving it over many years, they are seeking a purchaser for 100% of the shares. One of the vendors will wish to reach an agreement with the new purchaser for the use of half of the fishings (3 rods) in certain weeks in the second half of the season when he is in Angus.

Further information about both the LLP and the Partners is available on request from the selling agents.







General Remarks and Additional Information

Environmental Designations: The entirety of the South Esk is designated as a Special Area of Conservation (SAC).

Local Authority:
 Angus Council
 Orchardbank Business Park
 Forfar
 DD8 1AX

Solicitors:
 Blackadders LLP
 6 Bon Accord Square
 Aberdeen
 AB11 6XU

Esk District Salmon Fishery Board:
 Haughs Bothy Office
 Haughs of Kinnaird
 Brechin
 DD9 6UA
 Tel: 01356 623 492
 www.eskriversangus.uk

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 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 selling agents.

Sole Selling Agents:
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 Edinburgh
 EH3 7PE

Murdo Nicoll
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 M: 07918 362134

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 resale 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 resale 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.

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