

The Junction & Sprouston Salmon Fishings

River Tweed, Roxburghshire



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‘The Tweed Crown Jewels’

A once in a generation opportunity to purchase two of the most famous, historic and consistently productive beats on the River Tweed

The Junction and Sprouston Salmon Fishings, River Tweed, Roxburghshire

Kelso ½ mile, Coldstream 9 miles, Berwick-upon-Tweed 24 miles,
Edinburgh Airport 51 miles, Newcastle Airport 68 miles
(Distances from the Junction fishing hut)

Features:

The Junction Beat

About 1½ miles of double bank super-prime salmon and sea trout fishings on the Lower River Tweed at its confluence with the River Teviot.

12 named pools and fishing for up to 6 rods from the bank and by boat.

5-year average salmon/grilse catch (to 2024) of 330 fish; 10-year average of 353 fish; single season record of 1,197 fish in 2010 and 401 fish caught in 2024. 5-year average sea trout catch of 90 fish.

3 full-time boatmen and well-equipped fishing hut with ample parking.

Offers over £2,800,000

The Sprouston Beat

About 2 miles of single (right) bank super-prime salmon and sea trout fishings on the Lower River Tweed between Kelso and Coldstream.

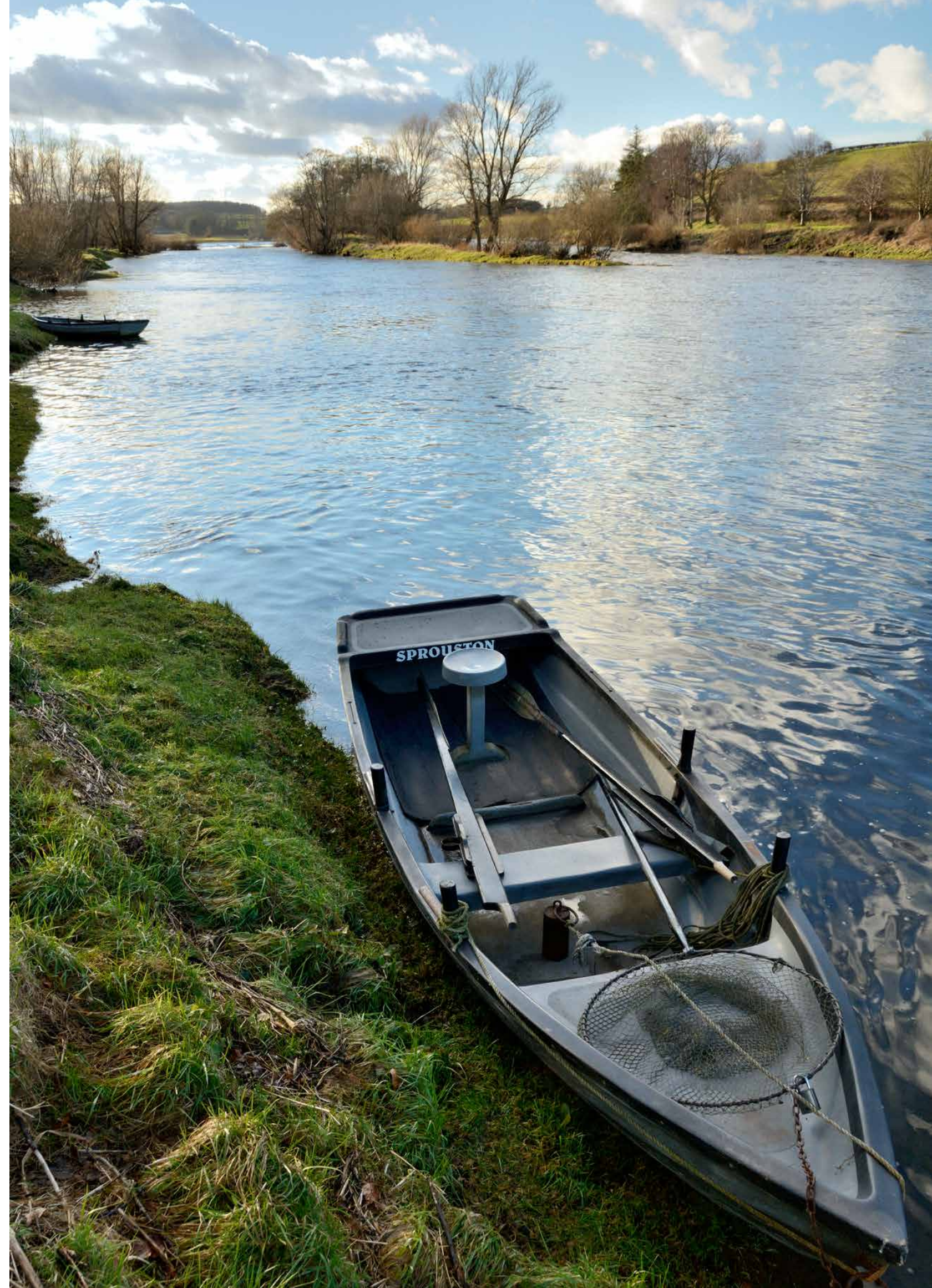
16 named pools and fishing for 2 rods from the bank and by boat.

5-year average salmon/grilse catch (to 2024) of 310 fish; 10-year average of 298 fish; single season record of 633 fish in 2010 and 433 fish caught in 2024. 5-year average sea trout catch of 34 fish.

2 full-time boatmen and 2 well-equipped fishing huts with ample parking.

Each beat is for sale in its entirety.

Offers over £2,650,000





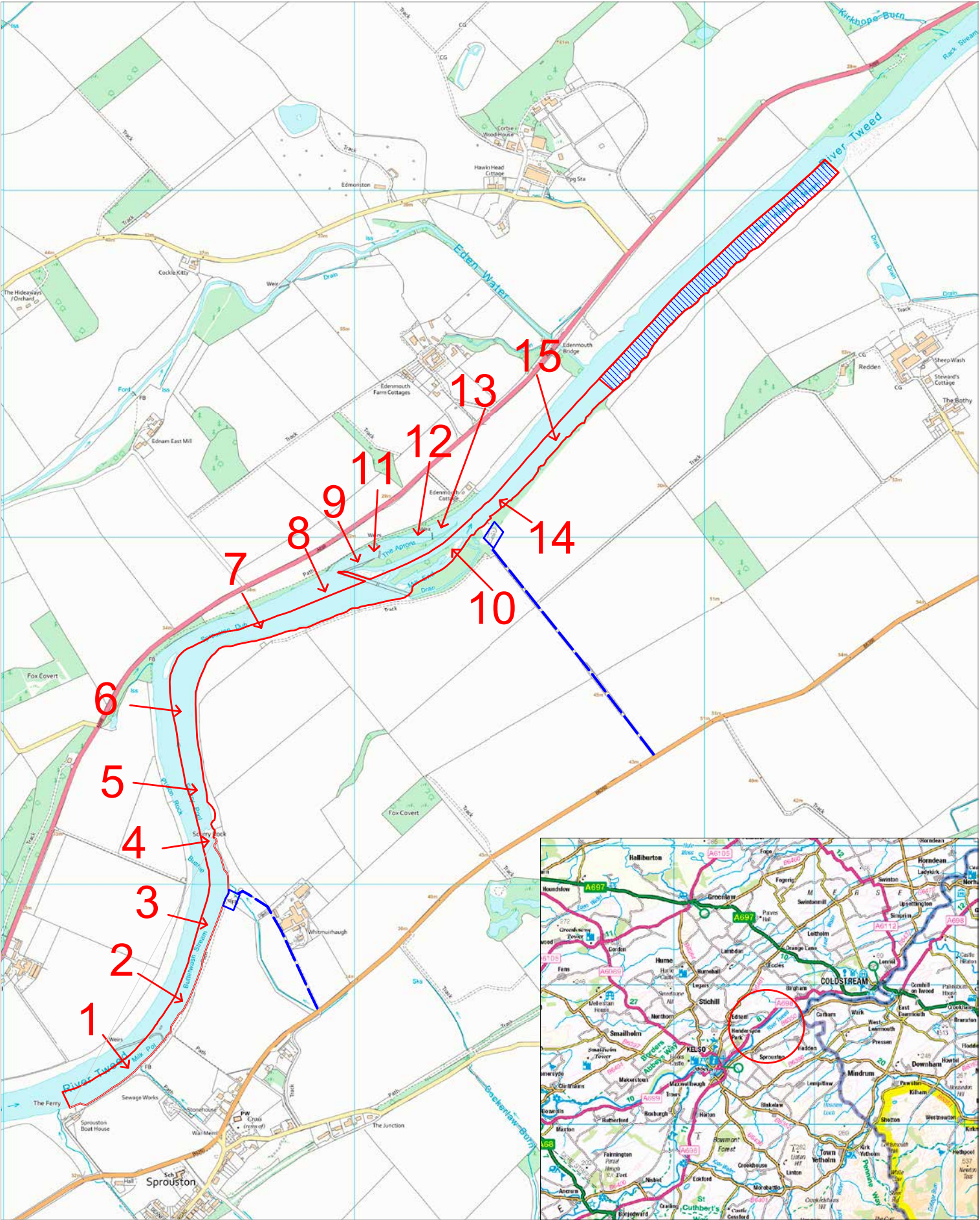
Junction Beat, River Tweed

- | | | |
|-----------------|-----------------|---------------|
| 1 Jacks Plum | 5 Bridge Stream | 9 Garden Foot |
| 2 Willow Hole | 6 Maxwheel | 10 New Bridge |
| 3 Hawthorns | 7 White Dykes | 11 Rosebank |
| 4 Junction Pool | 8 Hempseedford | 12 The Grain |

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Not to Scale. Drawing No. Y23989-01 | Date 20.02.25



Sprouston Beat, River Tweed

- | | | | |
|--------------|-----------|----------------|--------------|
| 1 Milk Pot | 5 Rockend | 9 Little Davey | 13 Roughcast |
| 2 Butterwash | 6 Elmtree | 10 Millend | 14 Cottage |
| 3 Burnmouth | 7 Dub | 11 Upper Apron | 15 Faults |
| 4 Bushie | 8 Slap | 12 Lower Apron | |

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Description

For sale for the first time in 50 years, the Junction Beat and Sprouston Beat both stand on their own merits as two of the best beats on Tweed (as the ‘River Tweed’ is referred to in the salmon angling world). In combination they represent a once in a generation opportunity to own the single most famous and one of the most productive beats of Atlantic Salmon Fishing in Europe. The names of both beats are revered by all Tweed fishermen and widely renowned amongst salmon fishermen globally.

Lying at the point of confluence between the main stem of the River Tweed and its primary tributary, the River Teviot, and overlooked from the north bank by the grand old market town of Kelso, the Junction Beat is the uppermost beat

of ‘Lower Tweed’ lying just downstream of Floors Castle and the Lower Floors Beat (being at the bottom end of ‘Middle Tweed’).

Lying a short distance downstream – and separated from Junction by the Upper Hendersyde Beat – is the Sprouston Beat – a two-mile stretch of the south (right) bank of the river which lies directly opposite to the Hendersyde Beat.

In each case, the salmon and sea trout fishing rights in perpetuity are available for sale together with use and occupation of the fishing huts, in conjunction with appropriate vehicular access and rights to repair, maintain and replace the huts.

Situation

Both beats occupy Lower Tweed – the stretch of river between Kelso and Coldstream comprising 13 beats which are recognised as the ‘super-prime’ beats of the Tweed system on account of their productivity and prestige. The long term catch records for the Tweed system demonstrate that the Lower Tweed beats account for over 50% of the total annual salmon and grilse catch on the entire Tweed system including its tributaries.

The majesty of this section of the river was beautifully summarised by early 19th Century Scottish author and Baronet, Sir Thomas Dick Lauder as follows:

“Like a gentleman of large fortune, who has just received accession to it, the Tweed having been joined by Teviot leaves Kelso with a magnitude and air of importance that it has nowhere hitherto assumed during its course, and which it will be found to maintain until it is swallowed up by that grave of all rivers – the sea”.

The ancient town of Kelso lies between the two beats on the north bank of the river overlooking and adjoining the Junction Beat. A bustling market town with a population of just under 6,000, Kelso is known for several attractions including its 12th Century Abbey and Floors Castle – the ancestral home of the Dukes of Roxburghe, built by William Adam in 1726. A particular feature of both the town and the

Junction Beat is Kelso Bridge, designed by John Rennie who later – and more famously – built London Bridge.

With a variety of local services including restaurants and hotels, the town is also home to National Hunt Racing whilst the Border Union Show and the annual point-to-points of the Jedforest, Berwickshire and Duke of Buccleuch’s Fox Hounds take place outside the town at Friarshaugh adjoining the Junction Beat. For Junction and Sprouston anglers, *Fin & Game* fishing tackle and outdoor clothing shop on Bridge Street is a short walk with many an angler stocking up their tackle supplies there during a week’s fishing.

In terms of wider accessibility, Berwick-upon-Tweed (from which frequent rail services to London operate) is 24 miles and about 40 minutes’ drive from each beat with both Edinburgh and Newcastle airports being 51 and 68 miles distant respectively and little more than an hour’s drive.

For accommodation, the Ednam House Hotel in Kelso is the most local and has a proud tradition of accommodating and refreshing Tweed anglers. Other favoured local options include the Collingwood Arms in Cornhill-on-Tweed and Hyatt Hotel’s SCHLOSS Roxburghe at Heiton in the Teviot valley.



The River Tweed
The River Tweed (or ‘Tweed’ as previously referenced) is widely regarded by salmon anglers as perhaps the world’s finest salmon fishery and, certainly, one of the loveliest rivers on which to spend time fishing.

Extending to almost 100 miles from its source near Moffat in Dumfriesshire to the North Sea at Berwick-upon-Tweed, the Tweed is one of the longest rivers in the British Isles. In his book, “The Great Salmon Rivers of Scotland”, first published in 1980, John Ashley Cooper describes the river as follows:

“The Tweed is different – all Tweed fishermen will know the implication and meaning of the phrase. It is not only the spell cast by this lovely river and its surroundings which enchant us, not only its historical background and its great fishing traditions, but above all and naturally, its fishing and its fish.”

The season opens on 1st February and ends on 30th November. Historically, the Tweed benefits from two main runs of salmon: the spring run from the start of the season until mid-May and the autumn run commencing in late August and continuing until the end of the season. The grilse, summer salmon and sea trout run complements the spring run and, given suitable water conditions, the fishing can be excellent in July and August.

Both beats are in the same ownership and were purchased by the current owners from the Duke of Roxburghe in the mid 1970s. Each is run as a commercial rod and line salmon fishery with the majority of fishing weeks being let to tenants – most of whom are

longstanding and regular – with the owners retaining some fishing for their own and their guests’ enjoyment. The beats are offered for sale individually but simultaneously and are therefore available to be purchased together.

In his Magnum Opus – *Salmon Fishing and the Story of the River Tweed* (published by Medlar Publishing in 2015) – renowned Tweed angler, William (Bill) Quarry – who has spent a lifetime fishing both Junction and Sprouston – describes the composition of the beats beautifully in a book that any existing or aspiring Tweed fishermen is recommended to own and read. Using excerpts from this excellent tome, both beats are described for the purposes of their sale as follows:

The Junction Beat
Extending to about 1½ miles of double bank fishing with 12 named pools, the beat is fished by (and let to) up to 6 rods depending on time of season and water height.

Fishing well throughout the season – as the catch records attest – the beat is particularly renowned for both its spring salmon and its sea trout. The pools vary from fast streams to deeper holding pools and the beat fishes particularly well during the autumn when fish aiming to run the Teviot are held back in low water. Daily catches in these conditions can be truly prodigious by both historic and modern standards and are comparable with many of the most prolific Atlantic Salmon Fisheries elsewhere in northern Europe.

The record catch on the beat for a single day was on 27 October 2003 when 52 fish were

caught with the main river running at a height of 6 inches above summer level and the Teviot at 3 inches. The best sea trout catch was 32 fish on 29 August 2020 with a largest fish of 8lb.

The record catch for a single season was the 1,197 fish caught in 2010 which was marginally ahead of the 1,043 fish caught in 2007 and there have been five seasons since 1989 in which between 750 and 1,000 fish have been caught. The record month was in October 2003 when 370 fish were caught at an average of 15 fish per day. The largest fish to be caught was a fresh run springer of 34lb caught in April 2013.

With 12 pools in total (as shown and named on the beat map included in this brochure), the most productive are Junction (also unarguably the most famous pool on the river) and Hempseedford. The beat also includes about 350 yards of double bank fishing on the River Teviot including the Jack’s Plum Pool.

The beat is fished as three sub-beats, each with a boatman – and, depending on water height – each of the pools can be fished either from the bank (with wading required in places) or by boat (with four boats in total situated throughout the beat). Fishing is primarily by fly (and indeed is fly only between 1st and 14th February and again from 15th September to 30th November) but spinning is allowed in high water conditions with a minority of fish caught by this method each season.

Whilst predominantly renowned for its salmon fishing, the sea trout fishing at Junction is also exceptional with fish of over 10lb in weight caught most seasons and averaging over 4lb.





Fishing Records
Salmon/Grilse
The monthly catch returns for the beat for recent seasons are as follows:

Month/Year	2020*	2021	2022	2023	2024	5-yr average
Feb	4	5	6	8	23	9
Mar	16	30	76	10	26	32
Apr	0	17	56	25	14	22
May	13	53	54	28	31	36
Jun	39	17	26	17	48	29
Jul	58	12	13	45	56	37
Aug	70	66	4	94	102	67
Sept	54	44	54	22	61	47
Oct	67	36	53	42	39	47
Nov	3	7	2	2	1	3
Total	324	287	344	293	401	330


*The angling effort during the spring of 2020 and 2021 was very much reduced due to the global Covid-19 pandemic.

Sea Trout
The recent annual catch records for sea trout are as follows:

Year	Fish Caught
2020	165
2021	34
2022	42
2023	146
2024	65
Total	851
5-year average	90

The annual sea trout records dating back to 1992 are available on request from the selling agents.

The monthly catch records for the Junction Beat since 1960 are as follows:

JUNCTION FISHERY												
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	
1960		167	255	71	27	0	0	0	8	22	34	584
1961		113	78	43	15	0	0	4	2	19	55	329
1962		69	60	72	41	0	0	12	29	59	109	451
1963		39	77	141	82	14	1	7	30	89	30	510
1964		108	167	153	35	10	1	10	43	97	82	706
1965		86	119	142	38	14	9	19	26	74	66	593
1966		86	176	106	45	4	3	14	23	88	100	645
1967		76	98	32	11	10	1	9	25	49	79	390
1968		102	73	71	18	1	4	5	33	76	55	438
1969		78	53	35	18	4	1	8	22	55	115	389
1970		179	139	108	10	0	3	14	32	70	60	615
1971												459
1972												549
1973												406
1974												421
1975												379
1976		44	36	26	8	4	0	0	5	41	84	248
1977		111	60	31	18	2	0	4	9	88	78	401
1978		92	114	41	6	0	0	6	28	85	37	409
1979		60	98	84	7	0	0	0	14	89	71	423
1980		92	38	26	8	2	3	5	48	105	76	403
1981		38	69	28	15	1	2	0	21	132	106	412
1982		25	18	2	3	1	0	0	30	161	57	297
1983		80	27	26	9	2	2	0	58	233	100	537
1984		73	32	38	12	3	0	0	37	132	67	394
1985		130	53	103	33	0	0	4	34	80	156	593
1986		26	57	52	9	4	0	10	48	66	128	400
1987		23	31	50	18	3	1	4	71	267	84	552
1988		77	46	29	12	1	0	12	46	141	139	503
1989		27	57	59	9	5	5	20	91	219	299	791
1990		26	74	37	35	8	22	18	147	236	174	777
1991		22	66	28	22	6	7	4	81	200	184	620
1992		13	10	14	15	0	0	28	70	166	128	444
1993		9	14	11	1	3	4	27	133	219	192	613
1994		18	45	47	55	16	0	11	74	214	260	740
1995		32	56	47	16	5	1	0	53	119	136	465
1996		17	27	40	32	4	5	3	3	276	149	556
1997		8	22	13	22	7	11	9	72	168	98	430
1998		9	13	20	16	6	11	73	60	123	127	458
1999		8	55	61	26	11	8	24	51	171	195	610
2000		15	40	21	14	8	10	49	67	151	144	519
2001		19	52	71	35	14	33	58	41	74	96	493
2002		9	72	28	36	15	7	31	71	159	166	594
2003		13	33	38	47	18	6	9	93	370	235	862
2004		30	54	66	43	27	28	69	126	101	232	776
2005		7	55	57	29	14	0	67	75	146	208	658
2006		29	27	85	40	13	1	62	127	296	158	838
2007		15	60	51	36	19	21	125	255	164	297	1,043
2008		22	64	79	39	10	3	84	76	192	203	772
2009		18	13	23	22	9	5	36	90	182	103	501
2010		16	18	41	28	6	25	77	278	361	347	1,197
2011		24	19	22	57	14	18	168	189	128	73	712
2012		30	33	47	39	38	34	53	75	149	75	573
2013		19	24	57	25	12	6	53	137	110	159	602
2014		6	115	58	34	20	2	35	34	98	18	420
2015		65	65	46	73	32	19	36	35	152	43	566
2016		21	48	65	48	27	18	49	32	97	14	419
2017		17	71	30	33	48	42	56	48	38	9	392
2018		19	30	22	22	19	5	33	37	20	11	218
2019		12	14	27	37	52	19	60	26	37	5	289
2020		4	16	0	13	39	58	70	54	67	3	324
2021		5	30	17	53	17	12	66	44	36	7	287
2022		6	76	56	54	26	13	4	54	53	2	344
2023		8	10	25	28	17	45	94	22	42	2	293
2024		23	26	14	31	48	56	102	61	39	1	401
10 YR AVG		18	39	30	39	33	29	57	41	58	10	353
5 YR AVG		9	32	22	36	29	37	67	47	47	3	330

Fishing Hut

There is a well-appointed, timber-built fishing hut overlooking the Jack’s Plum Pool that was built in 2016 to replace a previous hut which had succumbed to a flood. Built on a more elevated setting and to a higher specification than its predecessor and with ample parking for several cars, the hut is accessed by a vehicular track leading for about 400 metres from the A699 public road, a short distance to the west of Kelso Bridge. The hut is well-suited to its purpose for providing comfort and shelter throughout the seasons and includes cold-running water, kitchen facilities, gas fire, WC and a covered deck overlooking the river.

Riverbanks and Access

The subjects of sale include exclusive ownership of the salmon and sea trout fishing rights across both banks as shown on the plan within these particulars of sale. The solum of the river is owned by the sellers, with both banks being owned by the Duke of Roxburghe/ Roxburghe Estates.

Vehicular access to the beat is via the track leading to the fishing hut from the A699. The pools on the lower river are accessed on foot from the public roads which run parallel to the north and south banks of the river.

Ghillies/Boatmen

Three full-time boatmen (the Tweed-specific name for those highly skilled people who are otherwise referred to as ‘ghillies’ elsewhere in Scotland) are employed on Junction to assist and guide anglers and to carry out maintenance of the riverbank, boats and hut. With over 80 years’ experience of the beat among them, the three men work together as a close-knit team with a unique extent of knowledge and experience of the beat.

All three are highly regarded by the vendors and the transfer of their employment to the purchaser under Transfer of Undertakings (Protection of Employment) – or TUPE – is strongly encouraged.

Current Management/Lettings

The Junction Beat is run on a commercial basis for the purposes of letting fishing to parties of up to six rods on a weekly basis from the beginning of the season up to the end of October (with little or no fishing being let in November). Operating on a consistently profitable basis, all letting of the beat is managed on behalf of the owners by Mark Merison of Merison Sporting – www.merisonsporting.com. More detailed information about the income and expenditure of the Junction Beat is available to seriously interested parties following their viewing and registration of their formal interest as a prospective purchaser.





The Sprouston Beat

A single (right) bank beat which runs for about two miles downstream from the village of Sprouston, from which it takes its name, this is a two-rod beat which is consistently the most productive on the Tweed in terms of fish caught per rod. Its current 5-year average of 310 fish equates to 17 fish per rod per month (excluding November).

Whilst a single bank beat in terms of ownership (which is of the fishing rights only with the riverbed, banks and adjoining land being owned by Roxburghe Estates), a reciprocal agreement with the owners of the Hendersyde Beat lying directly opposite enables both beats to benefit from exclusive enjoyment of the fishing on a daily basis. The only exception to this arrangement is the Sprouston Dub Pool which is shared by both beats at the same time.

With 16 named pools as shown on the plan included in these particulars of sale, the beat has a good variety of fast, streamy water and deeper pools and fishes well in both high and low water. The spring pools are as good as any on the river with Sprouston Dub being a renowned holding pool which fishes well with a good wind in cold water.

The most productive pools on the upper part of the beat are Butterwash and The Bushes with Cottage Stream and Mill End being favoured pools on the lower beat. Whilst the beat fishes well in a variety of water, a height of 1 foot 4 inches on the gauge might be considered perfect. The best catch in a day was 26 fish in October 1983.

Fishing is primarily by fly (and indeed is fly only between 1st and 14th February and again from 15th September to 30th November) but spinning is allowed in high water conditions with a minority of fish caught by this method each season.

The record catch for a single season was the 633 fish caught in 2010, which was marginally ahead of the 605 fish caught the following year. Since 2003, there have been 10 seasons in which more than 400 fish have been caught including 2024 during which 433 fish were caught. The record month was in September 2011 when 170 fish were caught at an average of 7 fish per day for the beat and 3.5 fish per rod per day. The beat has produced fish of over 40lb with the largest being a cock fish estimated at 44lb caught in November 2003.

At the bottom of the beat is a short stretch known as Edenmouth. With up to four fishable pools (depending on water height) this short beat has been let to an annual tenant for two rods independently of the Sprouston Beat (this is with the agreement of Hendersyde, being outside of the formal two-rod reciprocal agreement). In reality, it has been lightly fished but its best year produced 99 salmon/grilse in 2011. It is available to the purchaser – as part of the Sprouston Beat – with vacant possession.



Fishing Records
The catch returns for the Sprouston Beat for recent seasons are as follows:

<i>Month/Year</i>	<i>2020*</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>5-year average</i>
Feb	3	2	6	8	9	6
Mar	12	14	25	15	14	16
Apr	0	20	32	16	7	15
May	9	32	35	24	19	24
Jun	60	18	39	23	44	37
Jul	86	6	16	35	47	38
Aug	61	69	8	137	127	80
Sept	86	43	58	21	118	65
Oct	36	17	18	22	48	28
Nov	2	2	1	1	0	1
Total	355	223	238	302	433	310

*The angling effort during the spring of 2020 and 2021 was very much reduced due to the global Covid-19 pandemic.

Sea Trout
The recent annual catch records for sea trout are as follows:

<i>Year</i>	<i>Fish Caught</i>
2020	37
2021	12
2022	25
2023	68
2024	29
Total	362
5-year average	34

Edenmouth
The annual catch records for Edenmouth since 2005 are:

<i>Year</i>	<i>Salmon/Grilse</i>	<i>Sea Trout</i>
2005	4	0
2006	8	1
2007	0	0
2008	21	3
2009	17	1
2010	40	0
2011	99	1
2012	47	2
2013	21	0
2014	10	1
2015	7	0
2016	3	2
2017	17	4
2018	2	0
2019	3	0
2020	3	3
2021	1	3
2022	3	1
2023	0	0
2024	0	0
Total	306	22



The monthly catch records for the Sprouston Beat since 1960 are as follows:

SPROUSTON FISHERY



YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	TOTAL
1960												0
1961												0
1962												0
1963												0
1964												0
1965												0
1966												0
1967		63	106	25	13	8	0	10	32	39	15	311
1968		53	45	30	8	1	1	4	28	62	15	247
1969		16	46	23	5	2	4	14	32	60	52	254
1970												411
1971												187
1972		58	30	9	2	0	0	2	5	0	58	164
1973												157
1974												160
1975		53	14	3	5	0	0	0	14	77	145	311
1976		34	14	13	4	0	0	0	3	45	53	166
1977		75	15	16	14	0	0	0	8	70	58	256
1978		63	53	30	10	0	0	0	28	70	15	269
1979		12	47	61	5	4	1	2	19	54	37	242
1980		46	20	39	6	0	2	3	22	53	59	250
1981		22	46	18	8	0	0	0	5	96	52	247
1982		12	14	11	11	0	0	0	20	78	53	199
1983		35	34	31	32	11	0	0	67	120	89	419
1984		44	20	23	40	21	0	0	10	37	38	233
1985		43	29	54	66	3	0	8	29	60	68	360
1986		14	19	21	10	20	2	5	46	45	73	255
1987		12	10	18	24	13	0	9	56	115	51	308
1988		11	13	27	16	1	3	30	40	106	94	341
1989		11	18	37	11	1	0	15	48	61	76	278
1990		16	33	16	32	4	7	3	42	102	76	331
1991		16	31	25	30	11	2	0	29	103	140	387
1992		3	7	12	12	2	2	16	33	67	92	246
1993		7	3	4	3	1	1	16	48	96	74	253
1994		7	18	17	19	14	0	7	20	76	81	259
1995		18	17	25	10	4	2	0	37	41	63	217
1996		3	13	21	29	12	1	1	0	68	51	199
1997		6	11	8	12	0	5	3	42	73	53	213
1998		7	10	7	9	4	10	16	36	47	89	235
1999		8	18	24	12	6	5	16	13	60	56	218
2000		8	14	11	30	5	16	43	63	97	55	342
2001		25	42	64	29	8	25	30	38	23	34	318
2002		11	51	32	33	5	2	14	51	69	58	326
2003		10	25	19	33	10	7	5	65	127	102	403
2004		18	54	35	37	19	23	68	117	96	88	555
2005		19	17	28	12	10	11	38	51	78	100	364
2006		17	12	51	26	8	3	23	60	111	74	385
2007		5	32	25	22	23	15	62	98	92	77	451
2008		8	27	64	14	14	10	51	82	115	102	487
2009		14	8	13	13	8	9	21	70	103	35	294
2010		12	24	22	21	15	24	75	156	165	119	633
2011		10	35	22	68	28	18	125	170	86	43	605
2012		23	19	31	42	28	26	66	55	81	38	409
2013		19	24	45	25	40	12	48	87	80	97	477
2014		5	16	27	15	15	4	64	47	49	11	253
2015		5	28	26	32	32	25	48	43	64	6	309
2016		11	40	37	53	58	29	67	51	45	12	403
2017		3	10	26	29	41	42	66	42	33	11	303
2018		3	6	26	19	17	6	39	47	40	11	214
2019		6	12	14	29	30	11	39	41	17	0	199
2020		3	12	0	9	60	86	61	86	36	2	355
2021		2	14	20	32	18	6	69	43	17	2	223
2022		6	25	32	35	39	16	8	58	18	1	238
2023		8	15	16	24	23	35	137	21	22	1	302
2024		9	14	7	19	44	47	127	118	48	0	433
10 YR AVG		6	18	20	28	36	30	66	55	34	5	298
5 YR AVG		6	16	15	24	37	38	80	65	28	1	310



Fishing Huts

Given the reciprocal agreement with Hendersyde which dictates that the two rods fish either the upper or lower part of the beat on any given day; there are two fishing huts serving the beat. The larger of the two, on the lower part of the beat, is a stone-built two-room ‘Shiel’ with cold-running water, kitchen, WC and a sitting room overlooking the Cottage Pool. Warmed by wood-burning stove and adorned with photographs of prize fish and thrilled anglers – this hut provides the perfect welcome for lunch or a dram on a cold day’s fishing in the spring or autumn.

The hut on the upper beat is a more basic single-room timber-framed hut close to Whitmuirhaugh Farm overlooking the Burnmouth Pool. Also featuring a wood-burning stove and covered veranda, the hut is well suited to providing comfort to anglers in all conditions throughout the season.

Riverbanks and Access

The subjects of sale include exclusive ownership of the salmon and sea trout fishing rights over the south (right bank) as shown on the plan within these particulars of sale. The solum of the river and the south bank is owned by the Duke of Roxburghe/Roxburghe Estates.

Vehicular access to the lower hut is via the track leading to the fishing hut from the B6350. Access to the upper hut is via the track leading past Whitmuirhaugh Farm from the B6350.

Access to the north bank is on foot from the A698 public road.

There are good footpaths following both banks of the beat enabling good access to each of the pools.

Ghillies/Boatmen

Two full-time boatmen are employed on Sprouston to assist and guide anglers and to carry out maintenance of the riverbank, boats and hut. Both men work together as a close-knit team and each live locally. They are not provided with living accommodation under the existing terms of their employment and they provide their own vehicles.

Both boatmen are highly regarded by the vendors and the transfer of their employment to the purchaser under Transfer of Undertakings (Protection of Employment) – or TUPE – is strongly encouraged.

Current Management/Lettings

The Sprouston Beat is run on a commercial basis for the purposes of letting fishing to parties of two rods on a weekly basis from the beginning of the season up to the end of October (little or no fishing is let in November). Operating on a consistently profitable basis, all letting of the beat is managed on behalf of the owners by Mark Merison of Merison Sporting – www.merisonsporting.com. More detailed information about the income and expenditure of the Sprouston Beat is available to seriously interested parties following their viewing and registration of their formal interest as a prospective purchaser.



General Remarks and Additional Information

Boats, Machinery & Equipment

The boats owned by the vendors and used on both beats together with machinery and equipment used for the maintenance and repair of the fishing huts and beats plus the moveable contents of the fishing huts as owned by the vendors are available to the purchaser of each beat at a separate and additional price. Whilst modest in extent, a summarised inventory of these items is available on request from the selling agents.

River Tweed Commission

The Board has been in place for over two centuries 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. Among other things, the River Tweed Commission is required to manage the salmon, sea trout and other freshwater fish, regulate all fishing, remove obstacles to fish migration and prevent any illegal fishing taking place. The jurisdiction covers the River Tweed and all of its tributaries. The River Tweed Commission is funded through the annual levy payable by each beat proprietor. Details of the annual levy payable in respect of Junction & Sprouston are contained within the income and expenditure summary which is available to seriously interested parties following a viewing.

River Tweed Protection Order

The River Tweed System is covered by a River Protection Order. The Scotland Act 1998 (River Tweed) Order 2006 consolidated and modernised the old Tweed Acts and Tweed specific fisheries legislation requires that any killing of wild Atlantic Salmon is managed according to the conservation status of the river.

A team of Bailiffs is employed to monitor the River Tweed to ensure that this is being followed as this is essential to ensure that fish populations are protected.

Environmental Designations

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

Local Authority

Scottish Borders Council
Melrose
Roxburghshire
TD6 0SA
Tel: 01835 824000
Website: www.scotborders.gov.uk

River Tweed Commission

North Court Drygrange
Melrose
Scottish Borders
TD65 9DJ
Tel: 01896 848 294
Website: www.rivertweed.org.uk

Solicitors
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111.
Ref: Don Macleod

Directions
Junction: For those visiting the Junction Beat from the north, follow the A68 to St Boswells and take a left on to the A699, towards Kelso. Continue on the A699 for approximately 10 miles and the entrance can be located on the left, approximately 200m to the north of Teviot Bridge. If you are travelling from the south, take the A68 through Jedburgh and fork to the right onto the A698 and continue until you reach Kelso. As you enter Kelso, take the first exit and continue on this road, before taking your first left before Kelso Bridge. Continue on this road, passing over Teviot Bridge, before coming to the entrance of the beat on your right-hand side, approximately 200m from exiting the bridge.

Entrance to beat – what3words –
///mingles.alcove.deferring

Fishing Hut – what3words –
///joints.furniture.goggles

Sprouston: Both entrances to Sprouston are located on the B6350, with the first located approximately two miles to the east of Kelso, and a short distance from the village of Sprouston itself. Once you have taken the exit off the B6350, continue on this road, passing a farm on your right-hand side. As you pass the farm, veer left and this will bring you to the car park, with the hut situated a short distance from here. In order to visit the second hut at Sprouston, continue on the B6350 for approximately 500m further east before taking a left and continue on this road for approximately 800m, which will bring you to the second hut.

Entrance to beat at the eastern end –
what3words – ///systems.offshore.equity

Fishing hut at the eastern end– what3words –
///presenter.pods.worker

Entrance to the beat at the western end –
what3words – ///chestnuts.skid.evoke

Fishing hut at the western end– what3words –
///ranches.microchip.cutaway

Viewing
Viewing is by prior appointment through the selling agents, Strutt & Parker (Tel: 0131 226 2500).

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.

Date of Entry/Existing Fishing Lets
In launching the open market sale of both beats in early spring 2025, it is the vendors’ preference to identify a purchaser during spring 2025 with a view to concluding legal missives and completing the sale of both beats in summer 2025.

The beats are available to be purchased by way of Transfer of a Going Concern (TOGC) with the business of letting fishing throughout the 2025 season ongoing. On this basis, purchasers will be obliged to honour the fishing lettings in place beyond the agreed date of entry and will receive the income arising from these lets.

Financial Guarantee/Anti Money Laundering
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of 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 offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

For further information, please contact the selling agents.

Sole Selling Agents
Strutt & Parker
76 George Street
Edinburgh
EH2 3BU
Tel: 0131 226 2500
Email: robert.mcculloch@struttandparker.com
murdo.nicoll@struttandparker.com

Plans, Areas and Schedules
These are based on the Ordnance Survey and 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 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.

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 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a 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 per cent above the Bank of Scotland base rate current from time to time will be charged thereon from the term 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 the 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 think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent 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 the loss and expenses being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

The fishings will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

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

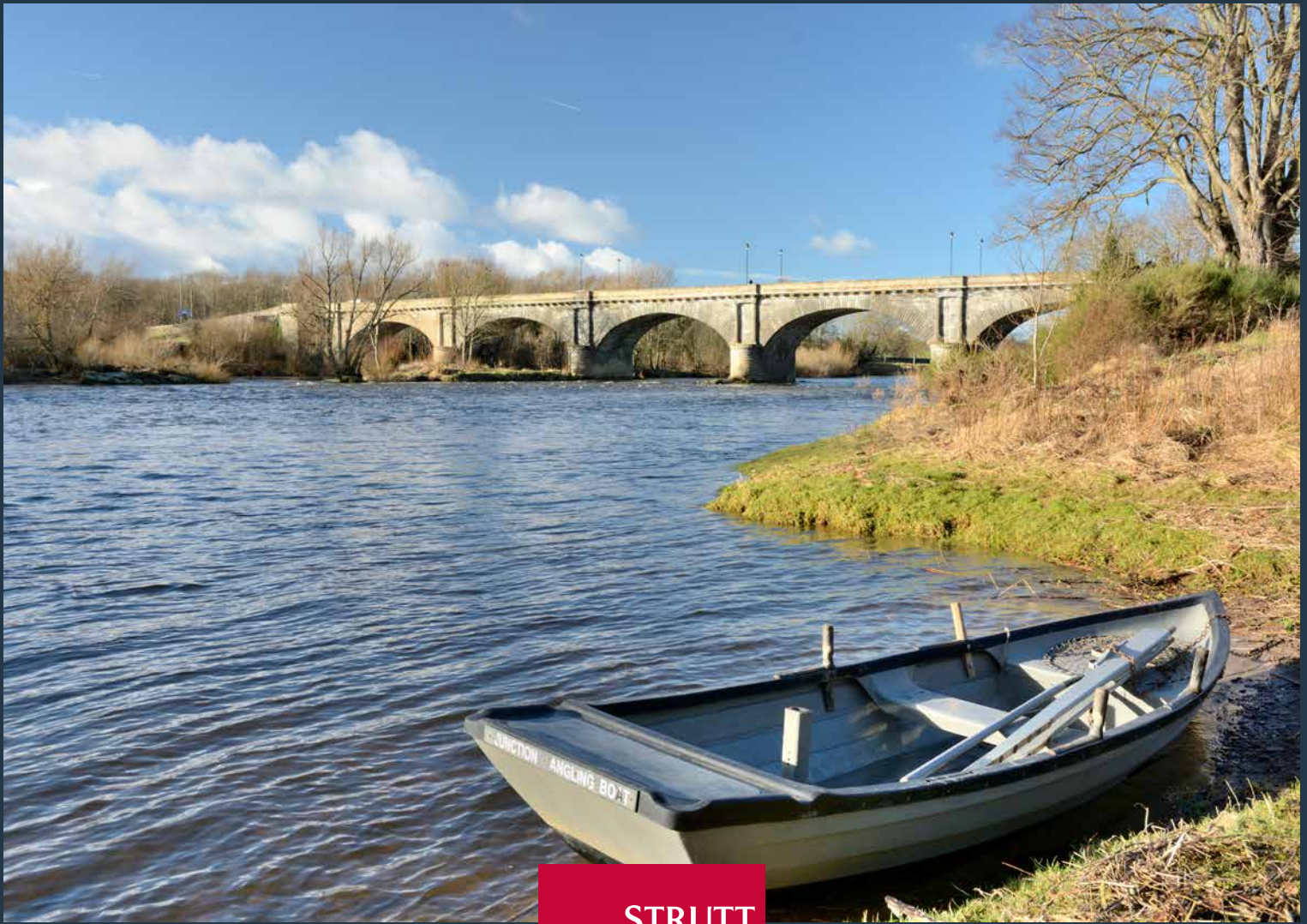


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IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited (“SPF”) for mortgage broking services, and to Alexander James Interiors (“AJI”), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



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