



Horncliffe Salmon Fishings River Tweed, Northumberland

STRUTT & PARKER



Horncliffe Salmon Fishings River Tweed, Northumberland

Horncliffe 1½ miles, Berwick upon Tweed
6 miles, Newcastle Airport 66 miles,
Edinburgh Airport 69 miles

An opportunity to purchase in its entirety a productive and secluded bottom Tweed beat

About 1.8 miles (2.9km) single (right) bank salmon fishing with a 5-year average (2010 to 2014) of 198 salmon/grilse and 35 sea-trout.

Currently divided into 3 beats each fished by 2 rods rotating each day at 1.00pm.

20 named pools fishable from a combination of the bank, wading and by boat.

Well-equipped fishing hut, boathouse/workshop and ample car parking for several cars.

One full-time boatman/ghillie.

Redundant fishing shiel with potential for renovation.

Renowned as a prolific low water beat but fishable in most heights of water.

For sale as a whole.



Situation

As one of several beats of fishings on the lower river that lies on the border between Scotland and England, the Horncliffe beat is situated between the villages of Norham and Horncliffe, on the English bank about 6 miles upstream from Berwick upon Tweed in the valley of the lower River Tweed.

Horncliffe and Norham provide useful facilities including a post office, pub and village shop. There are also a good number of Bed and Breakfasts in the vicinity.

Berwick upon Tweed is an attractive market town offering a range of useful services and facilities. In addition to salmon fishing, there is the opportunity for renting grouse, pheasant and partridge shooting within Northumberland and the Borders and also golf, with the highly acclaimed Roxburghe country club and golf course near Kelso within a short drive.

Though secluded in its setting, the Horncliffe beat is easily accessible being around an hour's drive from Newcastle and just over an hour's drive from Edinburgh. With Berwick railway station (6 miles) being on the east coast mainline, Horncliffe has excellent accessibility to London and both central and northern England. The journey time from London Kings Cross to Berwick is just over three and a half hours and the journey time from York to Berwick is less than 2 hours.

The River Tweed

The River Tweed 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.

Whilst having defined spring and summer runs of fish which can provide lively sport throughout the fishing season which begins on 1 February, the autumn run is particularly famous producing some of the most exciting sport with rod and line to be found anywhere in Europe including catches of some exceptionally large fish.



The 2010 season on Tweed was particularly productive with a record 23,219 salmon and grilse being caught by rod and line in the system. As a result, it was the most prolific Atlantic Salmon river in the world in that year!

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".

Description

The vendors are offering for sale the Horncliffe Fishings lettings business to include the right to fish in perpetuity, the Horncliffe Salmon Fishings which consists of about 2.89km (about 1.8 miles) of single (right) bank salmon and sea trout fishings.



This part of the river and the surrounding Berwickshire and Northumberland countryside is justly famous for its beauty, privacy, variety of wildlife and first class salmon and sea trout fishing.

Situated between Norham and Berwick, the Horncliffe Fishings are easily accessible with vehicular access via a hardcore track leading through privately owned farmland for about 1¼ miles to the fishing shiel which occupies a very peaceful setting at the heart of the beat.

The vendors' family have owned and enjoyed the Fishings for nearly half a century. In more recent years the Fishings have been operated as a partnership among the family owners and the fishing has been let on a daily and weekly basis with some syndicate rods earlier in the season.

By custom and at the discretion of the owners, Horncliffe Fishings are divided into three beats, each fished by two rods, which include a combination of some delightful, fast flowing, shallow water ideally suited to fly fishing together with deeper slow moving water which is more suitable for spinning and which can, under the right conditions, hold tremendous quantities of fresh fish.

A rota system operates with rods moving down a beat at lunchtime. The riverside track provides access to beats 2 and 3. Beat 1 is best approached by car (parking at Norham Castle) or alternatively it can be reached on foot by the Norham wood path.

Beat 1 lies under the gaze of historic Norham Castle. It has an exceptionally fast run at the top of the pool, below the island which continues into a deeper but still fast flowing body above the Long Cairn, an underwater mound that has survived from the time, several centuries ago, when Monks netted the river at this point. It separates the upper, shallow body from the deeper, lower body and the fish here lie very close to the bank which means they can be easily fished for by fly.

Beat 2 has a series of croys from both banks and is delightful fly water. The croys create several hundred yards of shallower, fast flowing streamy water which run into a deeper pool.





Beat 3 starts with the run out of the tail of the pool above with some fast fly water. This fast water continues through another pair of croys all the way down Wilford wood. There are a number of large boulders under water that are ideal resting places for fish in higher water.

Beat 3 finishes just above the tidal reach and therefore, like the whole of the fishings, has the great advantage that even in very low water, fish can easily get into the beat. This means that rods can be catching 'bars of silver' at times when further up the river the fish being caught are heavily coloured.

The beat is easily fished by wading nearly everywhere along its length in low water conditions. In recent years the great majority of the fish caught have been this way. However it is felt that by greater use of boat fishing in higher water levels of 2 to 3 feet, the catches could be increased.

A fishing hut (formerly the netting shiel) situated overlooking the Spencer's Cairn Pool on beat 2 is equipped with wood and gas fires, a small refrigerator and gas cooking ring, together with barbecue facilities and ample parking for several cars. The hut is elevated above the level of normal summer or winter floods.

A full-time boatman is employed by the vendors to carry out maintenance and repair works to the beat, boats and fishing hut; to accompany fishing guests and tenants and to fish the beat when it is otherwise unfished.

In terms of fishing method, there are no restrictions other than those set by the River Tweed Commission. The vendors' preference has been to fish a fly whenever possible and the catch records demonstrate that approximately half of the fish caught in recent years have been by fly.

In addition, whilst it has been the vendors' preference to divide the fishings into three 2-rod beats, there is no formal restriction on the number of rods that may fish the beat and therefore a purchaser has the opportunity to vary the existing arrangement if they so choose.

Overlooking the Putt Pool, is a derelict stone-built former netting shiel beneath a pantile roof. This has potential for renovation, subject to the appropriate consents.

The fishing records have been carefully kept by the vendors and show that the five-year average catch is 198 salmon and 35 sea trout.

The beat can be particularly productive during low water conditions in late summer and autumn. As examples of this prolificacy, the 2003 season yielded a catch for the beat of 671 salmon/grilse and the 2010 season yielded 450 salmon/grilse.

The recent catch records for the fishings (beats 1 to 3 inclusive) are as follows:

	Salmon	Sea-Trout
2003	671	35
2004	38	16
2005	175	11
2006	105	16
2007	123	18
2008	30	10
2009	78	34
2010	450	63
2011	162	37
2012	43	8
2013	243	42
2014	92	26
Total	2,210	316
5-year average	198	35
12-year average	184	26

The Tweed is well-serviced with up-to-date river level and catch information on the "Fish Tweed" website (www.fishtweed.co.uk).



Viewing

Viewing is strictly by appointment with the selling agents, Strutt & Parker (tel: 0131 226 2500).

Offers

Offers are to be submitted to the selling agents. Prospective purchasers are advised to register their interest in writing to the selling agents in order to be kept fully informed of any closing date that may be set.

River Tweed Commission

The River Tweed Commission is charged under The Scotland Act 1998 (River Tweed) Order 2006 with the general preservation and increase of salmon, sea-trout, trout and other freshwater fish in the River Tweed and its tributaries (including those lying within England); and in particular with the regulation of the fisheries. They employ bailiffs that police the river and ensure all the rules of conduct are maintained. The rules that apply throughout the River Tweed include:

1. No fishing for migratory fish on Sundays.
2. On or before 14 February and on or after 15 September fishing is with fly only.
3. No fish may be sold in any form whether fresh, frozen or smoked.
4. Prawns or shrimps may not be used.

An annual levy is payable to the River Tweed Commission based on the Rateable Value of the Fishings. The current Rateable Value of the Horncliffe Fishings is £20,504 and the amount payable in 2015 is £11,237.

Environmental Designations

The Horncliffe Fishings are within the River Tweed Special Area of Conservation (SAC).

Employee

A full-time boatman/ghillie is employed by the vendors. Having been employed by the vendors since 2002, it is the vendors' preference that the purchaser takes over his employment under Transfer of Undertakings (Protection of Employment) legislation.

Entry

It is the vendors' preference to complete the sale of the fishings following the end of the 2015 fishing season on 30 November 2015.

VAT

It is the vendors' intention for the Horncliffe fishings to be sold as a transfer of a business as a going concern. In this case, if the purchaser continues to run the fishings as a trading business following completion of sale, no VAT will be payable in addition to the purchase price. If the purchaser does not intend to run the beat as a trading business following completion of their purchase, VAT will be applicable to a proportion of the purchase price. Prospective purchasers are encouraged to seek independent advice from a chartered accountant. Full business accounts are available from the selling agents for recent years which show a typical rental income in the region of £35,000 pa. It is felt that with greater marketing effort, more rods could be let and catches subsequently increased.

Title

Prospective purchasers should note that the vendors own the Title to the salmon and sea trout fishing rights throughout the entirety of the Horncliffe Fishings as shown on the sale plan. As the Fishings lie on the English side of the border with Scotland, the Title is registered in the Land Register for England and Wales and the sale will be subject to English law.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a written reference from a bank which gives the vendors satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Closing date

A closing date for offers may be fixed and prospective purchasers are advised to formally register their interest with the selling agent in order to be kept fully informed of any closing date that may be fixed.

Solicitors

Hugh Murphy, Bond Dickinson, One Trinity, Broad Chare, Newcastle upon Tyne NE1 2HF
Tel 0345 415 0000

Travel Directions

From Edinburgh, follow the A1 south to Berwick. Continue on the A1 over the River Tweed until reaching the roundabout with the A698. Turn right on to the A698 and follow this road south west towards Coldstream. After about 2 miles turn right along the road sign posted to Norham Castle. About 1.5 miles along this road turn right into Norham West Mains Farm [sign posted Norham West Mains Farm and Horncliffe Fishings] and follow the track to the river where you will see the Fishing Shiel. If coming from Norham take the road sign posted to Berwick and Norham Castle. About 1 mile along this road turn left into the farm.

From Newcastle, follow the A1 north and then the A698 south west towards Coldstream and follow directions as above.

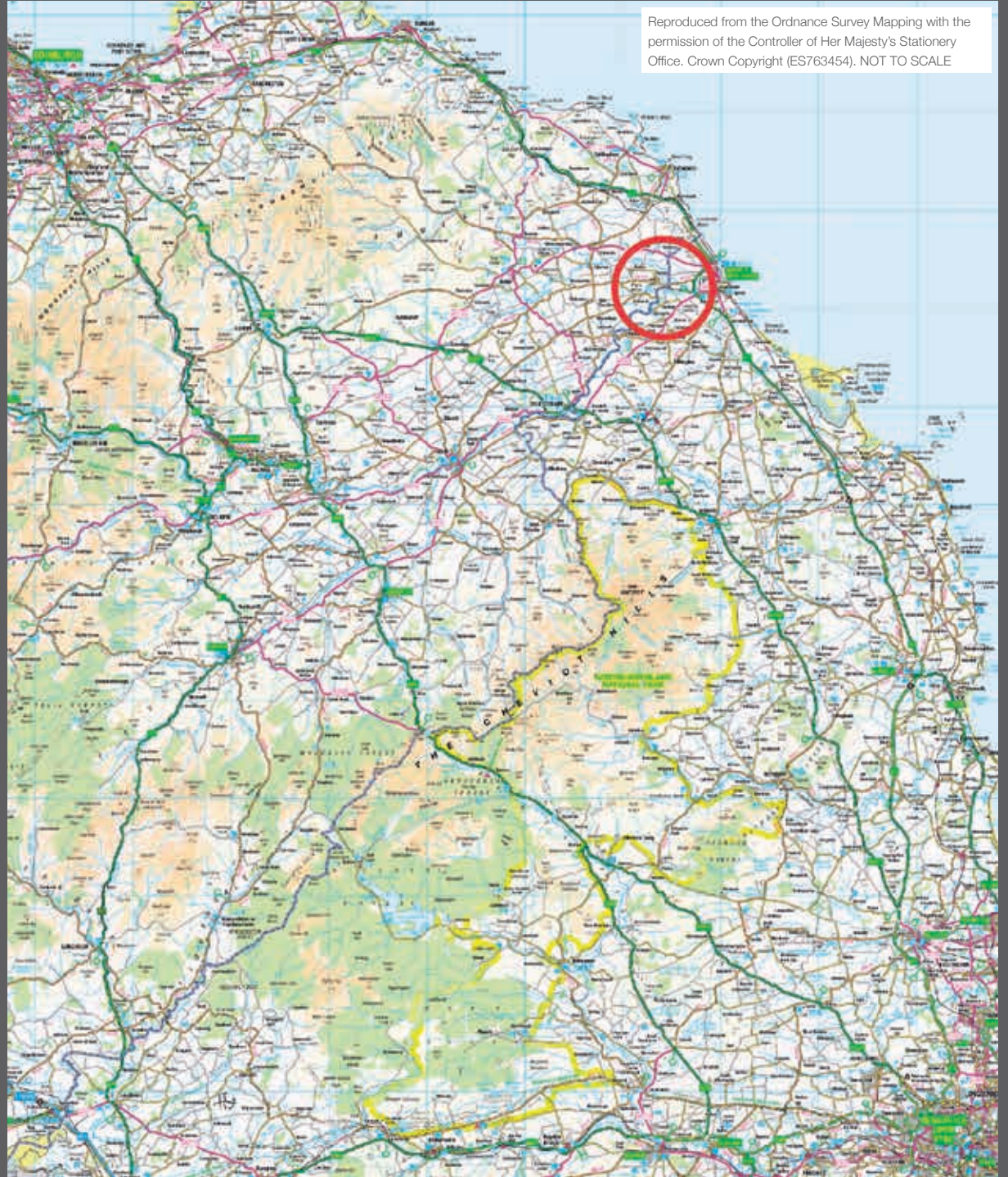
Rail: The East Coast Mainline passes through and stops at Berwick Station which is a 10-minute drive from the beat. The journey time to London by train is approximately 3 hours and 40 minutes.

Special Conditions of Sale

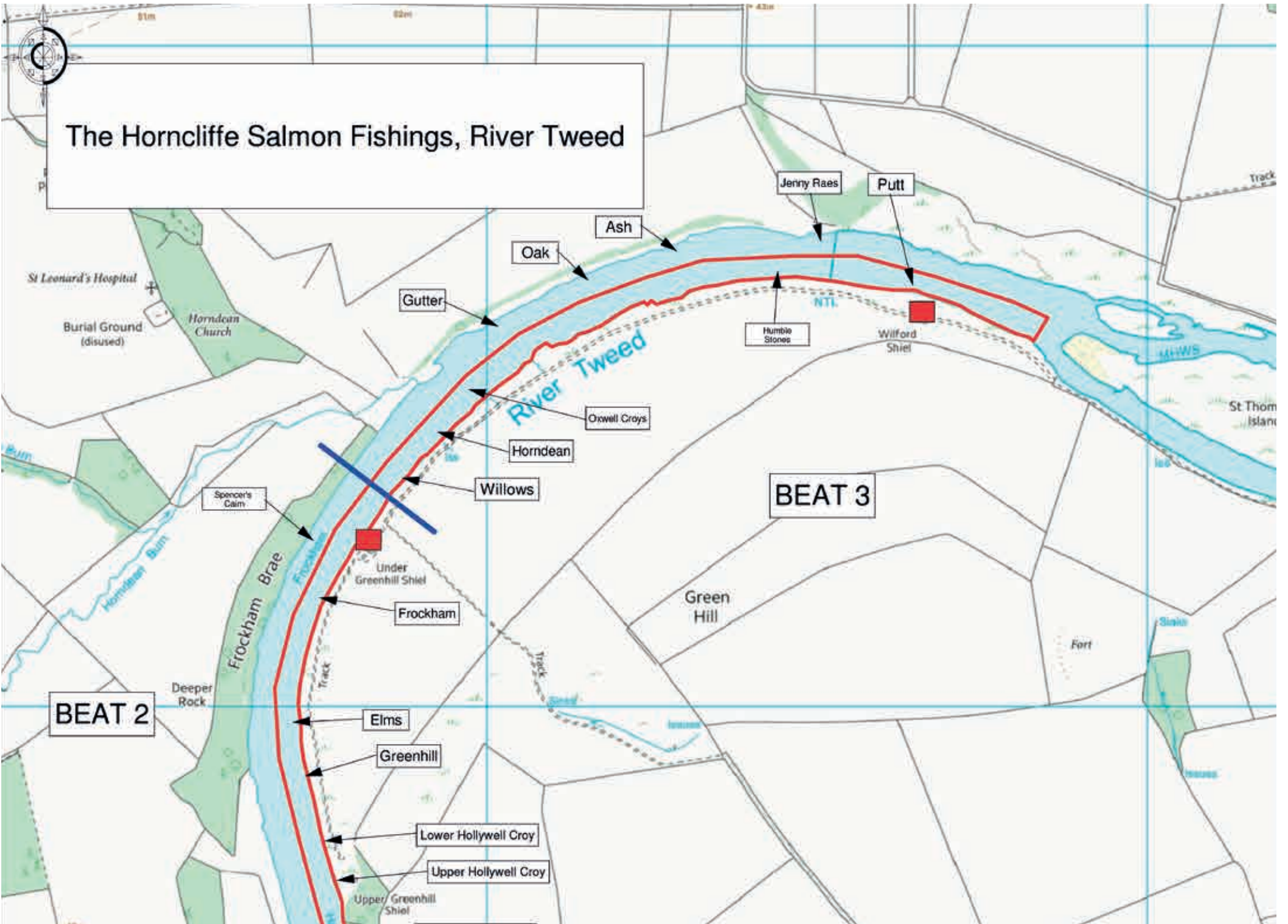
Upon the exchange of contracts the purchaser shall make payment as a guarantee for due performance of a sum equal to ten per cent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve the right to resale without further notice. The balance of the purchase price will be paid by Bankers Draft at the completion date and interest at five per cent above the Bank of England 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 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 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 of any loss occasioned to them by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hand.

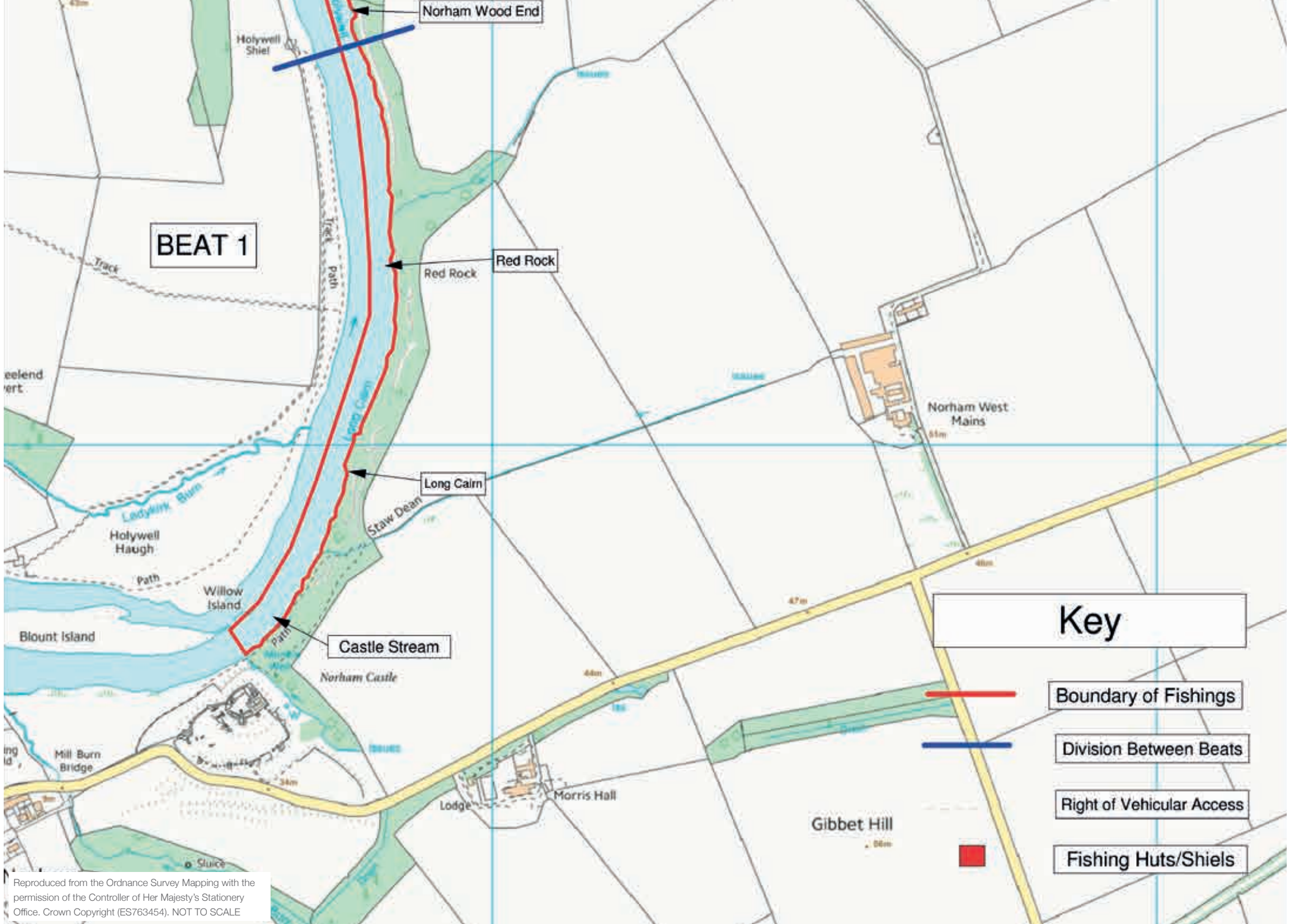
The fishings will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind constituted or not affecting the subject of sale.





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Edinburgh

28 Melville Street, Edinburgh EH3 7HA

0131 226 2500

edinburgh@struttandparker.com
struttandparker.com

50 offices across England and Scotland,
including 10 offices in Central London

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