



Upper Scone, Stanley, River Tay - PH1 4QE
Offers Over £400,000

PATON & CO
SALES | LETTINGS | RURAL



Upper Scone, Stanley

River Tay, Perthshire

- Renowned lower River Tay salmon beat, approximately 6 miles North of Perth
- Around 2 miles of fishing with 23 named pools
- Regarded as one of Scotland's premier spring salmon beats
- Maximum of six rods per day, ensuring an exclusive fishing experience
- Two full-time ghillies, boats and a well-equipped fishing hut
- Historic reputation for producing exceptional salmon throughout the season

Distances

Perth 25 Miles, Edinburgh 50 Miles, Glasgow 66 Miles, Inverness 107 Miles (All distances are approximate).

Upper Scone

This famous and spectacular lower Tay beat, about six miles north of Perth, consisting of 23 named pools over two miles is divided into upper and lower beats, Pitlochry being the upstream beat and Benchil the downstream beat, fished on an alternate day basis by no more than six rods per beat. Famous for its big fish and regarded as amongst the best of the spring beats on the river, there are two full time gillies, boats, excellent facilities and easy access.

This excellent beat is currently timeshared, but is now available for sale as a whole.

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.

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.





History

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. The fishing at Upper Scone was then timeshared through the ownership in trust to the Upper Scone fishing Syndicate. The 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 on the next page:

The Upper Scone Fishing's

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. 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 fish catches are as follows on the next page:

UPPER SCONE FISHINGS, RIVER TAY

5 & 9 YEAR AVERAGE CATCH RECORDS

SALMON AND GRILSE

WEEK NO	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Nine Year Average	Five Year Average
Spring												
1	1	2	1					1			0.4	0.2
2	1										0.0	0.0
3	3										0.0	0.0
4	2			2							0.2	0.0
5	1	1					1				0.2	0.2
6		1	1		1		1	1			0.5	0.4
7	5	3						2	1		0.6	0.6
8	5	1	1	1							0.3	0.0
9		4		2	2			1			0.9	0.2
10	2		3								0.3	0.0
11	2	2	2	2				1		1	0.8	0.4
12	3		4	3			1				0.8	0.2
13	2										0.0	0.0
14	3										0.0	0.0
	30	14	12	10	3	0	3	6	1	1	5.0	2.2

UPPER SCONE FISHINGS, RIVER TAY
5 & 9 YEAR AVERAGE CATCH RECORDS
SALMON AND GRILSE

WEEK NO	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Nine Year Average	Five Year Average
Summer												
15											0.0	0.0
16											0.0	0.0
17											0.0	0.0
18											0.0	0.0
19											0.0	0.0
20						1	1			1	0.3	0.4
21	1	2				1	2		3		0.8	1.0
22											0.0	0.0
23			2	1			1		1		0.5	0.4
24	5				2	1	4	2	5	2	1.6	2.6
25	1	2			3		1	2	8	5	2.1	3.2
26	2	1	1		1	2		5	7	5	2.2	3.4
27	4	1	1		8	3	5	4	10	9	4.1	5.6
	13	6	4	1	14	8	14	13	34	22	11.6	16.6

UPPER SCONE FISHINGS, RIVER TAY

5 & 9 YEAR AVERAGE CATCH RECORDS

SALMON AND GRILSE

WEEK NO	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Nine Year Average	Five Year Average
Autumn												
28	7	4	9	6	10	3	7	15	8	5	6.7	7.0
29	5	8	4	1	10	6	4	4	9	7	5.3	4.8
30	3	6	7	10	6	9	9	8	15	4	7.4	7.2
31	3	4	10	9	5	2	4	3	20	2	5.9	5.8
32	3	3	4	5	1	3	3	1	5	4	2.9	2.6
33	7	2	2	6	4	4	1	1	4	2	2.6	1.6
34	12	7	10	16	9	10	14	2	14	11	9.3	8.2
35	8	12	11	6	5	3	3	2	7	13	6.2	5.0
36	6	4	7	1	4	3	5	4	2	2	3.2	2.6
37	11	5	4	5	11	4	15	3	4	8	5.9	6.0
38	14	3	2	14	14	4	16		11	10	7.4	7.4
	79	58	70	79	79	51	81	43	99	68	62.8	58.2



General Remarks

Upper Scone Fishing Hut

<https://w3w.co/washroom.nowadays.perfume>

Tenure

Freehold

Local Authority

Perth & Kinross Council

Viewings

Viewing of the beat is by prior appointment through the selling agents, Paton & Co.

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.

Useful Accommodation Links

The Auld Sweetie Shop - <https://auldsweetieshop.com/>

Atholl Estates - <https://atholl-estates.co.uk/>

Bolfracks House - <https://bolfracks.com/>

Meikleout Arms - <https://www.meikleourarms.co.uk/>



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.

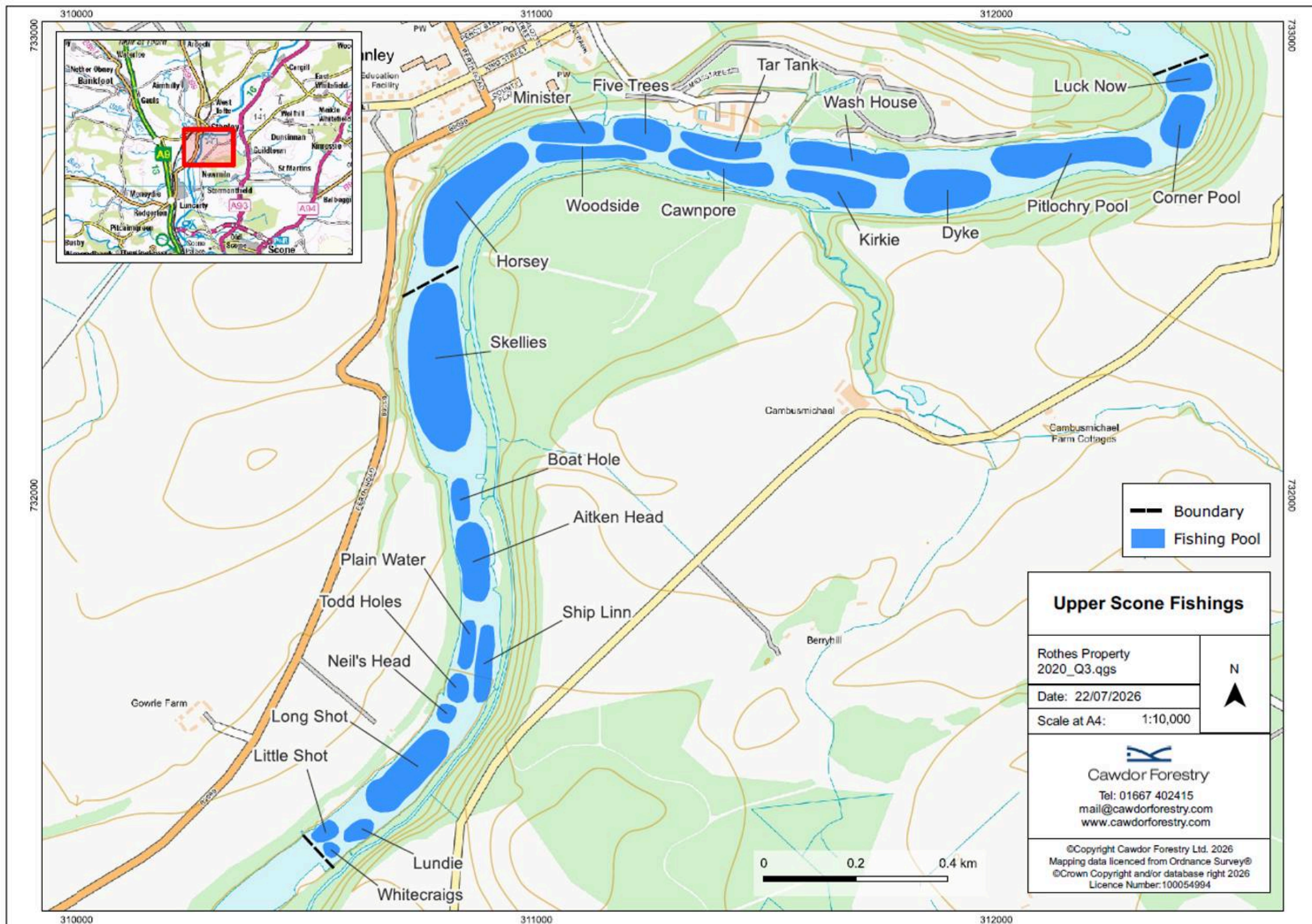
Timeous payment of said sum shall be material condition of the contract. In the event that such payment is not made timeously, the sellers reserve the right to resile without further notice.

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.







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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