

THE TWEEDHILL FISHINGS

River Tweed, Horncliffe, Berwickshire

Edwin
Thompson





location plan



THE TWEEDHILL FISHINGS

River Tweed, Horncliffe, Berwickshire

Coldstream 8 miles

Norham 1.5 miles

Edinburgh Airport 62 miles

Newcastle Airport 65 miles

Berwick upon Tweed 6 miles

An opportunity to acquire up to 100% of the shares in the fishing company, Tweedhill Limited, which owns and manages the fishing rights on Tweedhill, an exceptional low water beat on the Lower Tweed.

- Approximately 3 miles of mainly single (part double) bank fishing.
- 26 named pools.
- 4 rod beat.
- Modern fishing hut.
- Beautiful private location offering exceptional amenity.
- Five year average: 119 salmon and 9 sea trout.

Selling Agents



44/48 Hide Hill, Berwick upon Tweed, Northumberland, TD15 1AB

T: 01289 304432

E: jn.thompson@edwin-thompson.co.uk



Solicitors



5th Floor, 9 Haymarket Square, Edinburgh, EH3 8RY

T: 0131 247 1000

E: Adrian.Bell@mfmac.com

These particulars are given as a general outline and your attention is drawn to the **important notice** printed within

GENERAL INFORMATION

Situation

The beat is beautifully situated in an area of high amenity approximately 1.5 miles downstream of Norham and opposite the village of Horncliffe. The beat is located principally on the left (Scottish) bank of the river and runs from the Horndean Burn to the Paxton Dene Burn below the Union Chain Bridge. It also includes approximately 1,000 metres of right bank fishing directly upstream of Horncliffe.

There is easy access to the A1(T) at Berwick upon Tweed which also has a station on the mainline East Coast route with direct access to Edinburgh and Newcastle (45 minutes each) and London (3¾ hours). There are international airports at both Edinburgh and Newcastle upon Tyne.

Set within the stunning borders countryside, Tweedhill Fishings is well placed to enjoy all this beautiful region of low population has to offer. The area is well served by hotels, holiday cottages and restaurants and is renowned for its recreational and sporting opportunities which include several local golf courses, National Hunt racing at Kelso and first class prospects for those interested in field sports.

Directions

The fishings are situated approximately 6 miles west of Berwick upon Tweed. From the Berwick A1 bypass take the B6461 (signposted Kelso and Paxton) on the north side of the river and after 4 miles turn left at the sign to Fishwick and Fishwick Mains. Follow the road past Fishwick and through Fishwick Mains and continue down the hard track to the river.

The River

The River Tweed is the second largest salmon river in Scotland and has an internationally famous reputation as one of Europe's great salmon rivers.

The management of the river is undertaken by the River Tweed Commission which is charged with the responsibility for the preservation and enhancement of both migratory and freshwater fish throughout the Tweed system and, in particular, with the regulation of the various fisheries. The Commission directly employs bailiffs to police the river and to ensure that the Tweed Angling Code is effectively maintained. The associated Tweed Foundation is engaged in an extensive programme of objective scientific research, biological monitoring and habitat enhancement with the aim of maximising the river's natural productivity.

The season runs from 1 February to 30 November, although the bulk of the fishing at Tweedhill takes place from April to September. Fishing is fly only on or before 14 February and on or after 15 September. The Commission now operates a 100% catch and release policy.

Rights, Easements and Outgoings

The fishings are sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

The access track through Fishwick Mains Farm is maintained in accordance with user.

Method of Sale

The shareholders are offering to sell up to 100% of the shares in Tweedhill Limited (minimum purchase: 16.67%). The management of Tweedhill Ltd and its fishings is regulated by the 2023 Articles of Association, a copy of which is available in the information pack.

A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

The Vendors shall not be bound to accept the highest or indeed any offer.

Offers

Offers in writing should be submitted to the Selling Agents.

Viewing

Strictly by appointment with the Selling Agents.

PARTICULARS OF SALE

The Fishings

The Tweedhill Fishings lie directly below the Ladykirk Beat and opposite the Horncliffe and Waltham and Dritness Beats. Tweedhill is effectively the lowest rod fishing beat on the river and excels in low water conditions. The tide affects the fishings, but whilst this may restrict fishing for short periods each day, it also has the advantage of bringing fresh fish in on the tide.

In 2009 the company acquired a legal servitude right of access to the fishings through Fishwick Mains together with 2.71 hectares of ground (including part of the river solum) adjacent to the principal fishing hut together with a second smaller area (55m2) to the west for use as a secondary parking area. Subsequently in 2011 the company acquired approximately 1,000 metres of fishing rights on the English bank opposite St Thomas’s Island.

The beat includes an excellent one and a half storeyed fishing hut which was built in 2001 principally out of cavity block (externally rendered and pebble dashed) under Welsh slate. In addition to the ground floor accommodation there is a very useful store at first floor level.

There are 26 named pools, most of which lie in the top half of the beat. The Squire, directly below the fishing hut, is an extremely deep pool which can hold vast numbers of fish in certain conditions, whilst above this there are some lovely streamy runs, particularly on either side of and above St Thomas’s Island. The river immediately above and below the Chain Bridge is relatively flat, but there is some excellent fly water down the Scotch New Water Stream at the bottom of the beat and fish tend to congregate in the Upper Start pool on the tide.

The spring run runs from the start of the season until mid-June when the main summer run commences and continues through until early September. The grilse run usually starts in late July and there can be exceptional runs of sea trout, particularly in the mid summer months through until late September, depending upon water conditions. Although the autumn run has now virtually disappeared, there were encouragingly large numbers of summer fish in 2024 of which significant numbers were two sea wintered.

In recent years most of the current shareholders have ceased fishing and, accordingly, the fishing has been let on a day basis at rates varying from £50 to £135/rod/day (VAT inclusive). The beat is normally fished with four rods, occasionally five.

Most of the beat provides relatively easy wading, although a boat is available if required.

Catch returns are as follows:

Year	Salmon/Grilse	Sea Trout
2014	150	20
2015	244	19
2016	113	16
2017	97	6
2018	114	5
2019	80	7
2020	271	7
2021	69	8
2022	108	7
2023	67	16
5 year average	119.0	9.0
10 year average	131.30	11.1
20 year average	131.5	8.1



Trout Fishing

As the beat is tidal the trout fishing is effectively free to the public. Limited use is made of that right.

Ghillie

The Tweedhill Ghillie, who is employed by Tweedhill Limited, is Mr Brian Palmer who has worked on the beat since 1989 and who comes highly recommended. He has an encyclopaedic knowledge of the river.

Tweed Levy

The Tweed Commission raises an annual levy on each beat of the river. The levy is based upon the five year average catch of salmon and sea trout and in 2024 was £78.01/salmon with five sea trout assessed as equating to one salmon for the purposes of calculating the levy. The figures change annually in accordance with the Commission's budget.

MISCELLANEOUS INFORMATION

Local Authorities

1. Scottish Borders Council, Regional Headquarters, Newtown St Boswells, TD6 0SA.
T: 0300 100 1800
2. The River Tweed Commissioners, The North Grange, Drygrange Steading, Melrose, TD6 9DJ.
T: 01896 848271
3. SEPA, Angus Smith Building, Unit 6, 4 Parklands Ave. Eurocentral, Holytown, ML1 4WQ.
T: 0300 099 6699

Statutory Designations

The Tweedhill Fishings are within the Lower Tweed and Whiteadder Site of Special Scientific Interest and Special Area of Conservation.

Fixtures and Fittings

These include a fibreglass boat, Husqvarna lawn tractor, strimmer and various small tools all of which will be included in the acquisition price.

Payment of Purchase Price

The purchase price will be payable at completion in full in exchange for delivery of stock transfer forms and new share certificates. Stamp Duty will be payable by the Purchaser at 0.5%. Once it has been paid the Purchaser will be entered in the Register of Members.

VAT

Prospective Purchasers should note that we are advised that the sale of this interest will not attract Value Added Tax.

Information Pack

An information pack will be available to prospective Purchasers following a formal viewing and on the signing of a Confidentiality Agreement. This includes further detailed information on the fishings.

Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective Purchasers only. Their accuracy is not guaranteed.

Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in October 2024.





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