



The Kercock
Salmon Fishings &
Boatlands House

River Tay, Perthshire



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An opportunity to acquire one of the most prolific beats on the lower middle Tay together with a superbly situated house of contemporary design located in the heart of Perthshire

The Kercock Salmon Fishings & Boatlands House, River Tay, Perthshire

Blairgowrie 8 miles, Perth 14 miles, Dundee 22 miles, Edinburgh Airport 56 miles

Features:

River Tay

The River Tay is one of the most famous and historically prolific Atlantic salmon rivers in Europe. The Tay is the longest river in Scotland, extending to approximately 120 miles from its source in Loch to the North Sea at Firth of Tay, with a catchment of approximately 2,000 square miles.

Kercock Fishings

The Kercock Fishings provide the opportunity to fish 2.25 miles of double bank fishing on one of the most scenic beats of the River Tay. The Fishings have the huge benefit of seclusion and privacy well away from any major roads, whilst still being very accessible for those travelling from afar - something that all anglers find very attractive. The beat is a combination of both Upper and Lower Kercock which provides anglers the opportunity to fish any of the 14 named pools on offer. The beat provides fishing for 10 rods in total and has a 5-year average (2019 to 2023) of 137 salmon and 20 sea trout. An experienced full-time ghillie offers valuable advice to all anglers with over 16 years' experience of the beat.

Boatlands House

Boatlands House is situated in a c5.5-acre plot at Upper Kercock, overlooking Garden Pool and has stunning views upstream towards Dunkeld. Built in 2014, the property is situated in an elevated position. This modern accommodation includes 3 existing bedrooms, a spacious living area with wood-burning stove, kitchen/dining area, office/bedroom 4 and 2 bathrooms. In addition, the house was built to allow for the conversion of the spacious attic/loft to further living/bedroom accommodation.

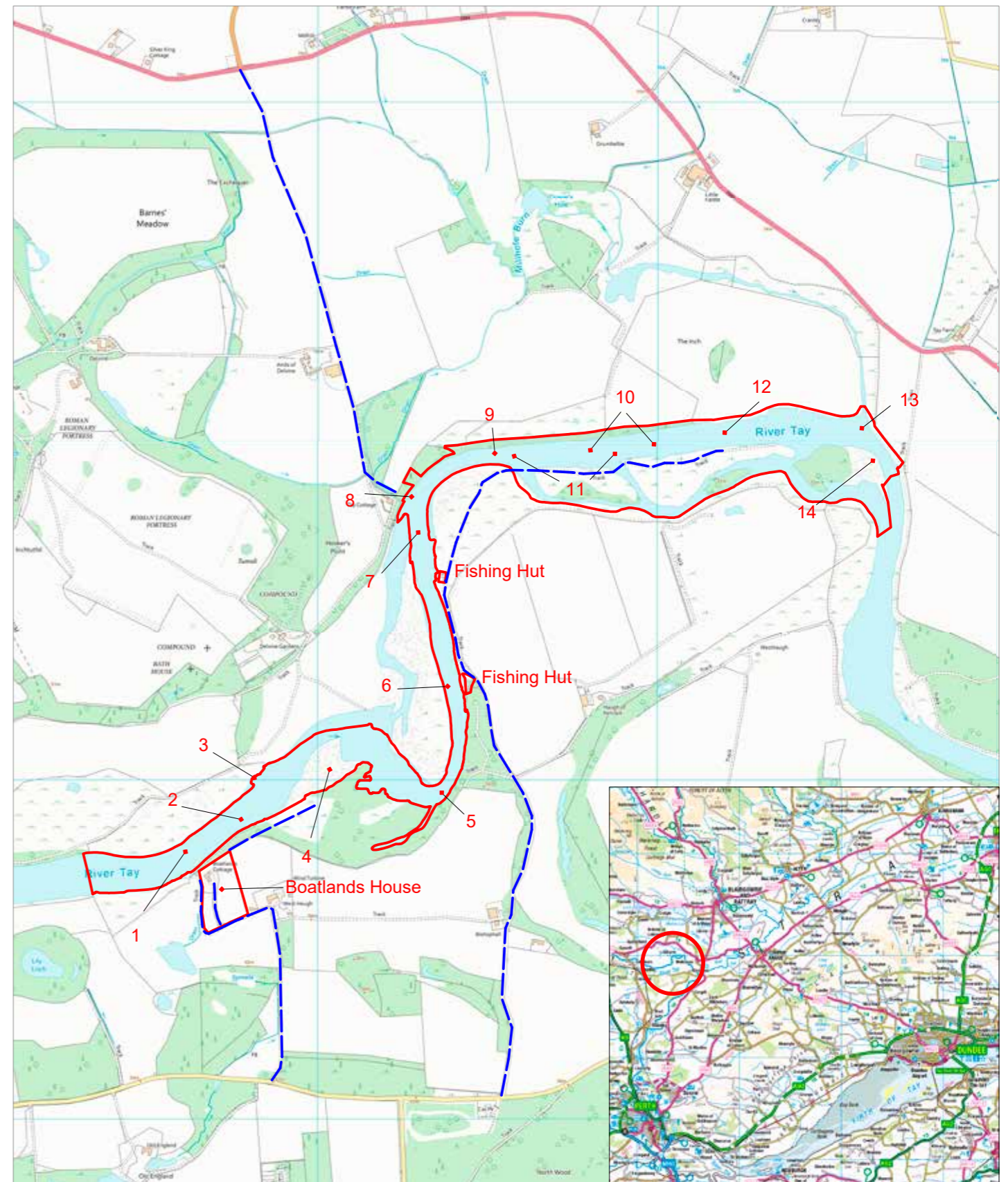
There is also an integral 2-car garage adjoining the southern elevation of the house.

Fishing Huts

Kercock has a well-appointed fishing hut overlooking the Gean Tree Pool. Spacious, light, and well positioned, it is the perfect place to enjoy lunch whilst overlooking the beat. The fishing has kitchen and WC facilities together with a terraced outdoor seating area. There is the potential to develop 2 additional fishing huts: one of which on the site of a disused smaller hut close to the Lower Gean Tree Pool, with the other located on the north bank overlooking Cottage Pool. Both development sites are subject to obtaining the necessary planning consent.

For sale as a whole

Offers over £1,250,000



The Kercock Salmon Fishings & Boatlands House, River Tay, Perthshire

- | | | |
|--------------------|-----------------------|----------------|
| 1. Boatlands | 7. Lower Gean Tree | 13. Dowie Burn |
| 2. Pulpit Pool | 8. Cottage Pool | 14. March Pool |
| 3. Garden Pool | 9. Oak Tree | |
| 4. Greenbank | 10. The Flats | |
| 5. The Dungeon | 11. The Croys | |
| 6. Upper Gean Tree | 12. Cattle Drink Pool | |

— — — — — Access

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Not to Scale. Drawing No. Y22219-02P | Date 13.05.24





Description

The subjects of sale comprise 2.25 miles of prime double bank fishing on the world-renowned River Tay – one of Europe’s most celebrated Atlantic salmon fisheries and most pristine riverine habitats. Boatlands House provides the opportunity to acquire contemporary and picturesque living accommodation on the banks of the beat with a calming aura and scintillating views.

Kercock’s meandering course provides idyllic angling conditions with its combination of glassy glides and fast flowing pools – providing great appeal to keen anglers of all levels of ability who pursue the sought-after Scottish salmon.

Situated between the Delvine and Baldarroch beats upstream and Meikleour downstream, Kercock provides a wide variety of fishing throughout the 14 named pools, with accessible wading for both beginners and experienced anglers as deep wading is not required. Conditions at Kercock are suitable for both fly and spinning and, with comfortable wading on the shingle banks, Kercock provides an enjoyable experience for all.





Situation

Kercock Fishings are situated to the north of Ballathie and to the east of Murthly, in a meandering section of the Lower Middle Tay. Ballathie House Hotel is located a short distance from the beat and can provide perfect accommodation for those that are

travelling from afar. Dunkeld lies 7 miles to the northwest of Kercock, providing an array of independent shops and services.

The ancient town of Dunkeld lies on the north bank of the River Tay and is steeped

in history, attracting thousands of tourists annually. Today, the town serves the surrounding rural community and provides services that cater for day-to-day needs including several hotels, restaurants, and bars.

Dunkeld and Birnam are the closest transport links, providing direct trains to London, or north to Inverness, as well as more local connections around Scotland for those looking to escape for a couple of days in tranquillity.

The historic town of Blairgowrie is located a short distance to the northeast of Kercock fishings and provides additional services with restaurants, hotels, supermarkets, and golf courses all on offer. For those that are sporting enthusiasts, Blairgowrie is the

gateway to Glenshee which provides the opportunity to partake in year-round sports such as skiing, mountain biking and hill-walking.



The River Tay

With a catchment area of 2,000 square miles, the Tay is regarded as Scotland's longest river, and the seventh longest in the United Kingdom.

The Tay system originates on the slopes of Ben Lui in Argyll, close to Scotland's west coast. The river then runs for some 117 miles and passes through the dramatic countryside of Argyll and west Perthshire and, after Loch Tay, is joined by many tributaries on its course downstream including the Lyon, the Tummel, the Isla and the Almond.

The river passes through a variety of Highland scenery and rich rolling farmland to the ancient city of Perth and the North Sea via the Firth of Tay.

The Kercock Fishings

Purchased by the current owner in 2011 and providing 2.25 miles of double bank fishing on the Tay, the Kercock beat provides fishing for a maximum of 10 rods over the 14 named pools in some prime fly and spinning pools. With its powerful course, the beat provides a variety of pools for all angling enthusiasts with some lovely fast-flowing pools for the fly and some magnificent holding pools for those that prefer spinning. The beat is known to produce some large fish in recent times - the largest of which - a 49-inch cock fish caught in October 2013 which was returned without being weighed but was estimated at between 45lbs and 51lbs and remains the largest fish caught on the Tay for more than 20 years.

Cottage Stream Pool, located at Lower Kercock, is a lovely and successful pool for fly fisherman. With the pool's gliding flow and knee-high wading, it is one of the many thoroughly enjoyable pools for guests to enjoy during their day on this very peaceful stretch of water.

For those that prefer spinning, Boatlands, the Dungeon and Pulpit Pool are known to be great holding pools and can be fished at any height of water - all of which are located at Upper Kercock, and all are easily accessible for the beat's boats.

Vehicular access throughout the fishings is magnificent with well-maintained tracks to both ends of the beat, whilst providing guests with a spacious and private car park.

Fishing well in all levels of water, Kercock is an enjoyable beat to fish throughout the season which runs from 15 January until 15 October each year.

Fishing Records

The catch returns for the beat for recent seasons are as follows.

Year	Salmon	Sea Trout
2019	118	23
2020	159	19
2021	117	14
2022	167	27
2023	125	15
5-Year Average	137	20





Fishing Hut

The well-equipped fishing hut is located at the heart of the beat overlooking the Gean Tree Pool. Of timber-frame construction, the fishing hut is spacious and, with an open plan design, comprises a sitting area, kitchen, and dining area with an additional outdoor terrace with seating providing a vantage point to enjoy the peaceful setting and fine views. The hut also includes cooking facilities and is served by gents and ladies WCs.

Adjoining the hut is a general purpose shed that is currently used for storage for additional fishing equipment that is available to guests as and when required.

Riverbanks and Access

The sale includes ownership of the exclusive salmon and sea trout fishing rights in perpetuity across the entirety of the 2.25-mile beat.

There are footpaths/tracks which enable straightforward access throughout the beat and to each of the 14 named pools on offer.

Employees

There is one full-time ghillie serving the beat who has been employed at Kercock since 2007 and is both extremely experienced and highly regarded. Currently occupying Boatlands House under a Service Occupancy together with his wife, who works on a part-time basis as property manager and bookings administrator.

Current and Future Management

Whilst historically the Kercock beat has been fished by up to 10 rods, the current owner's preference has been to limit the fishing to a maximum of eight rods which gives each angler plenty of space and flexibility during a day's fishing. Rods are available to rent through www.FishPal.com and www.Kercock.com from 15 January until 15 October. Although the beat attracts anglers from all corners of the globe, its accessibility – being a little over an hour's drive to both Edinburgh and Glasgow – makes it particularly attractive to those interested in day tickets and groups of anglers from within Scotland.

Detailed information about the income and expenditure of the fishing business is available to seriously interested parties following a viewing.

The future management of the beat is entirely at the discretion of the purchaser. This could focus on purely offering salmon fishings for let as at present and/or could explore alternative opportunities for revenue which make use of the boats and the huts on the beat and provide alternative forms of customer experience which showcases the wider attractions of the River Tay's habitat, wildlife, and natural capital.

Leisure and Amenity

The wildlife of the river and its banks includes some of the UK's rarest species of fish, bird, mammal and mollusc and there may be a commercial opportunity to be explored in presenting these attractions and encouraging access to and presentation of them to a burgeoning local tourist population.

Water sports in the form of kayaking, canoeing, paddle boarding, and inflatable rafting are a feature of the River Tay where responsible access to the river is granted in favour of the general public in Scotland by law.

There is a generally respectful interaction between canoeists and rafters and anglers which enables both to enjoy their chosen pastime without disturbance by the other.



Boatlands House

Situated on the southern bank of the river, this stunning property is of timber and stone construction with slate and corrugated profile sheet roofing which was built in 2014 and finished to an excellent standard.

Constructed to a bespoke design on a site which sits close to a pre-existing traditional cottage and incorporating some of the stone from the original building, Boatlands is a wonderfully positioned property which is situated at Upper Kercock, overlooking the Garden Pool with wonderful views towards the southern edge of the 'Highland Line' around Dunkeld. The house is laid out for contemporary family life and designed to maximise the inflow of natural sunlight. Features include polished hardwood floors with underfloor heating and triple glazing throughout.

The layout of the accommodation is as shown on the floor plans within this brochure and comprises three existing bedrooms, two bathrooms, a large living room with double doors connecting to a spacious kitchen/dining area and an office/fourth bedroom.

With access via a fold-down ladder. The insulated eaves space provides extensive storage together with sufficient space to develop additional bedroom or living accommodation in future, if desired.

Incorporated within the southern end of the property is a two-car garage which can also be utilised for general purpose storage. It is currently used by the ghillie to repair/maintain boat(s) in the off-season.

The cottage is served by a private water supply (via a borehole installed at the time of construction of the house) with mains electricity and oil-fired central heating, along with private drainage to a soakaway lying within the grounds of the house. An energy performance certificate (EPC) has been undertaken in 2024 and can be provided by the selling agents.

For the fishing enthusiasts, the direct access from Boatlands House, directly to the beat itself is of great appeal, whilst also offering a mooring point right on your doorstep.

With gravelled parking for several cars, the house sits within a spacious garden laid down to lawn and is surrounded by about five acres of land comprising two enclosed grass paddocks.

Access is via a track which leads for about 250 metres from the minor public road.



General

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.

The vendor's share of the annual levy for 2024 is as follows:

The Rateable Value of the Kercock Fishings is £1,180 with Boatlands House assigned council tax band F.

The levy paid to the Tay District Salmon Fisheries Board during the 2022 and 2023 season was £13,110.

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 Kercock beat is not a popular trout fishing beat and there has rarely been any conflict between the salmon and trout fishers.

Inventory

An inventory list can be requested from the selling agents and will be available to purchase through a separate negotiation.

Environmental Designations

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

Local Authority

Perth & Kinross Council
35 Kinnoull Street
Perth PH1 5GD
Tel: 01738 475000
www.pkc.gov.uk

The Tay District Salmon Fisheries Board Site 6

Cromwell Park
Almondbank
Perth PH1 3LW
Tel: 01738 587 733
www.tdsfb.org

Solicitors

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh EH3 9EE
Tel: 0131 228 8111
Email: murray.soutar@turcanconnell.com

Directions

From the south, head north towards Inverness on the A9 until you come to the third exit towards Bankfoot, situated approximately three miles from Inveralmond roundabout. Take the first right and then very shortly after, another right towards Murthly. Continue on the road until you come to a T-junction and then turn left towards Murthly and then the first right towards Kinclaven. Continue on this road and pass the railway crossing, before coming to a hedge on your left (opposite a woodland trust car park) – this is the entrance that will take you down to the fishing hut.

If you are travelling from the north, head south toward Perth and take the second Bankfoot exit. Take an immediate left, again signposted to Murthly, and follow the road until you come to a T-junction. You will then follow the same directions as listed above until you come to the long beech hedge which signals the road down to the beat.

For navigational purposes, entrance to Kercock Fishings, using what3words: Entrance to beat – balance.vowed.chapters Fishing hut – adopt.caravans.firm

Viewing

Viewing is by prior appointment through the selling agents, Strutt & Parker (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 seller reserves 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 seller 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

Strutt & Parker
76 George Street
Edinburgh EH2 3BU
Ref: Murdo Nicoll
Tel: 07918 362134
Email: 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 vendor's solicitor and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement 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 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 term of entry until payment.

Consignment 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 seller shall be entitled to resile from the contract. The seller, in that event, reserves the right to resell or deal otherwise with the subjects of sale as he sees fit. Furthermore, he shall be entitled to retain in his 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 him by the purchaser's failure and in the event of loss and expenses being less than the amount of the said deposit the seller shall account to the purchaser for any balance thereof remaining in his hands.

The properties 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 seller shall be responsible for any rates, taxes, and other burdens for the possession and for collection of income prior to the said date of entry.



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