



Galbraith

THE LOWER BRORA FISHINGS
BRORA, SUTHERLAND



THE LOWER BRORA FISHINGS, BRORA, SUTHERLAND

A productive and accessible stretch of prime Salmon fishing in a stunning Highland setting.

Brora ½ mile ■ Dornoch 17 miles ■ Inverness 58 miles

About 115.9 ha (286.45 acres)

Offers Over £825,000

- 124 Salmon and 18 Sea Trout (10 year average)
- 33 named pools over about 3 miles
- 4 rods interchanging daily with opposite beat
- Easy access by car and foot
- Comprehensive list of weekly tenants generating a useful income
- A stunning, peaceful yet accessible setting

FOR SALE AS A WHOLE

Galbraith

Inverness
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 OnTheMarket





Surprise, Janson, Graessers and Corner



Graessors, Corner and Upper Cliff

SITUATION

The Lower Brora Fishings are located to the immediate west of the charming Highland village of Brora which overlooks the Moray Firth and north east coastline.

The village and local area are particularly popular with tourists and to those with sporting interests with high quality river and sea fishing, several excellent links golf courses including Brora, Golspie and Royal Dornoch and the North Coast 500 www.northcoast500.com travel route available nearby. In particular the NC500, an initiative designed to develop economic growth across the North Highlands, has attracted many tourists from all over the world to the region in recent years and which has added enormously to the local economy.

Brora is in an area of the Highlands popular for its beautiful beaches, stunning landscape and dry climate. This unspoilt region offers many pursuits for the outdoor enthusiast including walking and hill climbing as well as golfing, fishing and stalking. Brora has a supermarket, general shops, restaurants, hotel and links golf course, while nearby Golspie has schooling up to secondary level, a railway station and another popular golf course. Dornoch and Tain are both within easy reach and offer further shops and facilities. Inverness, just over a one hour drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

THE RIVER BRORA

The River Brora (Brùra in Scots Gaelic) is one of Sutherland's principal salmon rivers rising in the hills of the north east Highlands of Scotland with a catchment of some 165 square miles. It is formed where its headwater streams, Allt Gobhlach and An Crom-allt meet. As a part of the Loch Shin Hydro Scheme, some of the tributary flow is now diverted at Dalnessie into the Féith Osdail, a tributary of the River Tirry. It then flows south-eastwards down Strath Brora to Dalreavoch. The river then briefly turns northeast and then east before turning south-eastwards once again to pass through the three distinct basins of Loch Brora which is about 3.5 miles long and less than half a mile wide, before forming the lower Brora and entering the Moray Firth in the pretty village of Brora. The river has one principal tributary, the Blackwater, which confluences with the Brora at Balnacoil, the Skinsdale is a further large tributary running into the Blackwater.

THE LOWER BRORA FISHINGS (NORTH BANK)

The Lower Brora Fishings (north bank) comprises some 3 miles of north bank fishing and riparian rights which extend from the Beech Pool (just downstream of the mouth of Loch Brora) to Steps Pool (approximately half a mile from the harbour in Brora village). The fishings comprise some 33 named pools divided between four separate beats, with two Upper and two Lower, and offering some exceptional fly water with the ability to fish at varying water heights. With 4 rods accommodated on a daily rotation with the south bank, the rotational set up operated in conjunction with the south bank is such that anglers can enjoy plentiful access to the river (north bank) without ever fishing opposite anyone. The most recent 10 year average catch return (to season end 2023) is sitting at approximately 124 salmon and grilse together with 18 sea trout. Over the years, there has been a consistent spring run with fewer but some heavy fish caught, a traditional end of summer grilse run and some excellent sport towards the tail end of the season as the water temperature drops. The majority of fish are caught from July through to mid October when the season closes. The most productive pools include Rallan, Stile, Stoney Pools, Well Pool, Madman, Benjie and Magazine whilst all pools will offer exciting sport in varying conditions. Built in 2013, a simple fishing hut is located midway between the top and lower beats at the Madman pool. The hut, although simply finished in timber, offers a comfortable shelter and dining place.

Access is excellent with a footpath running adjacent to the river for the vast majority of the fishings. Vehicular access is also available to a significant proportion of the river and to the fishing hut. With a season running from the 1st February until the 15th October, the fishings are let (by www.sportinglets.co.uk) to various tenants (many long standing returning guests) throughout the season with a gross annual income in the region of £50,000 before costs. Bookings and associated deposits have been paid for the 2024 season. The current owner has had an ongoing programme of riverbank maintenance as well as undertaking in river reinstatement of croys and groynes where permission from SEPA is obtainable.



Upper Fannich and Lower Stonies

ROTATIONAL AGREEMENT WITH THE SOUTH BANK PROPRIETOR

In order to ensure that rods do not fish opposite each other, the North and South Bank rods always fish on different beats; i.e. the north bank anglers will commence fishing on the Upper two Beats on Monday morning, changing over to the Lower two Beats at 1.30pm; and on Tuesday it is reversed and the north bank anglers will begin fishing on the Lower two Beats in the morning and change over to the Upper two Beats at 1.30pm etc. Accordingly the South bank rods will do the opposite.

THE LAND

Extending to about 115.92 ha / 286.45 acres, the sale also includes in-hand (with vacant possession) amenity and mixed woodland, crofted land and common grazings. Located to the west of the property is the Ford Wood which extends to about 19.22 ha / 47.51 acres and comprising a charming native woodland of predominantly Scots Pine, The woodland has been managed primarily for amenity purposes and there are tracks running through the wood allowing access to the river (there are four pools accessed through the wood including Beech tree, Otter, Lady Chaplin, Green Bank and Deer Gate). Some thinning has taken place in the past to ensure the woodland stands wind firm and non-native species have not proliferated. A smaller wood, Faskally was planted around 4 years ago on a former sports field with native species for amenity and extends to around 1.91 ha / 4.72 acres.

There are about 74.59 ha / 184.31 acres of registered croft land with 8 separate registered crofts together with common grazings. In total, the 8 separate crofts extending to about 38.69 ha / 95.61 acres with about 35.89 ha / 88.69 acres of common grazings. The Common Grazing land includes better quality pasture ground to the north of Madman's pool, and rougher grazing extending east from Ford Wood which includes some naturally generated native woodland. The current rent roll for these crofts amounts to £37.61 per annum. An additional £7.50 per annum is received for common grazing rents. The remaining balance of land included within the sale (approximately 20.20 ha / 49.92 acres) comprises the former Faskally Pavilion site, roads, river bank, and the river solum (all of which are subject to vacant possession).



Upper Fannich



Madman

LOCAL AUTHORITY

Highland Council (Brora)

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

ACCESS

The footpath running adjacent to the north bank of the Lower Brora has been designated a Core Path by Highland Council.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Heading north on the A9, once in Brora, cross over the river and take the immediate left turn onto an unclassified road (Gordonbush Road). Continue for about 500m where a car park on the left hand side is located adjacent to the easternmost pool (downstream), called Donkeys.

POST CODE

KW9 6NF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: reviews.prancing.smarter (for the car park).

SOLICITORS

Lindsays (Edinburgh)

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s) and subject to any leases and over-sail agreements.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property comprises a river, water course, woodland and farmland and appropriate caution should be exercised at all times during inspection.

THIRD PARTY RIGHTS AND SERVITUDES

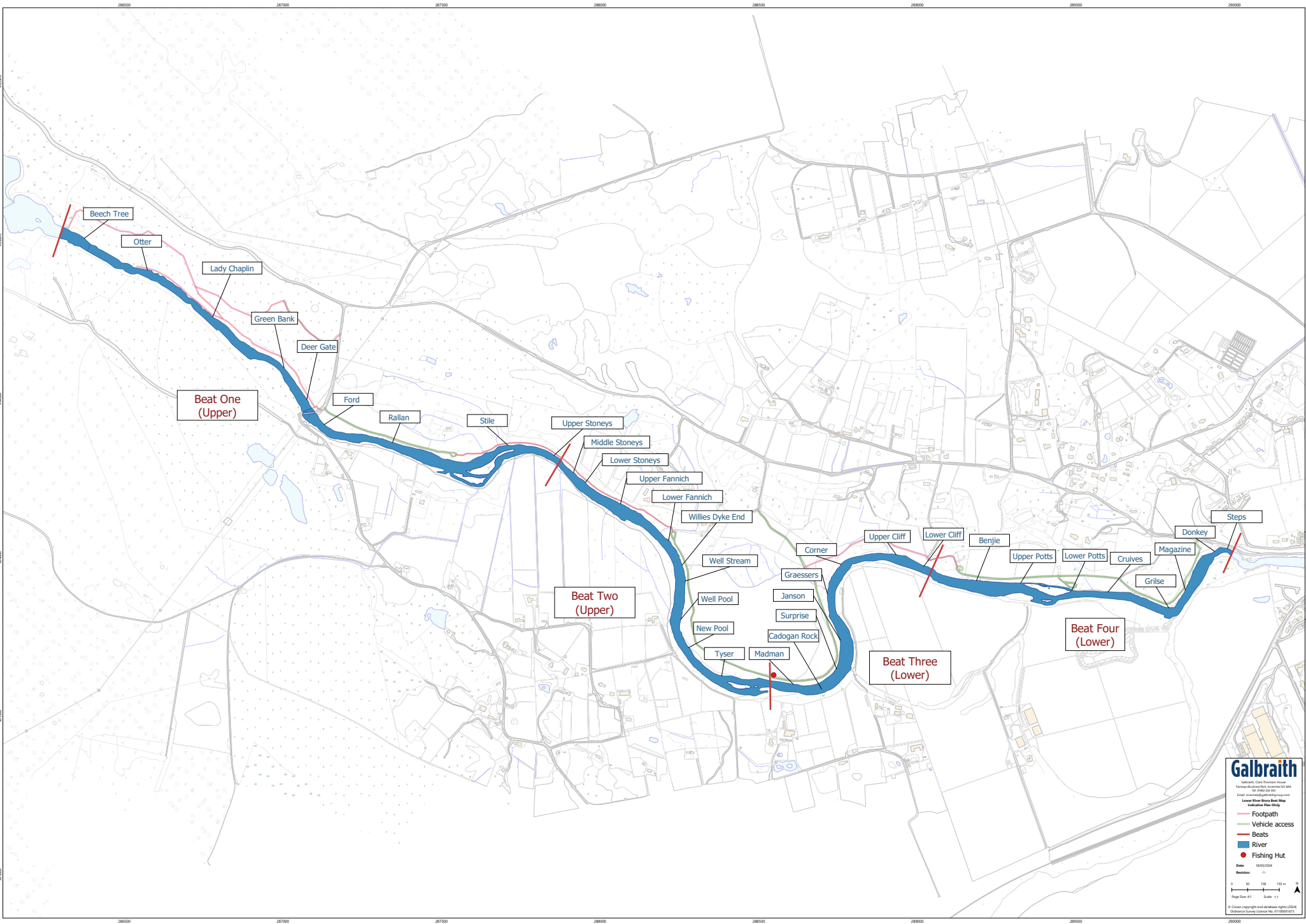
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves leases and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. In addition to several servitudes and wayleaves for power lines, gas and water pipes etc., the property is subject to a right of servitude access over the Ford footbridge, a lease of the car park at Faskally to Highland Council and an over-sail lease at Ford Wood to SSE Generation Limited. A lease is to be renewed with SEPA for two existing flow gauging stations. Further details available from the selling agents.

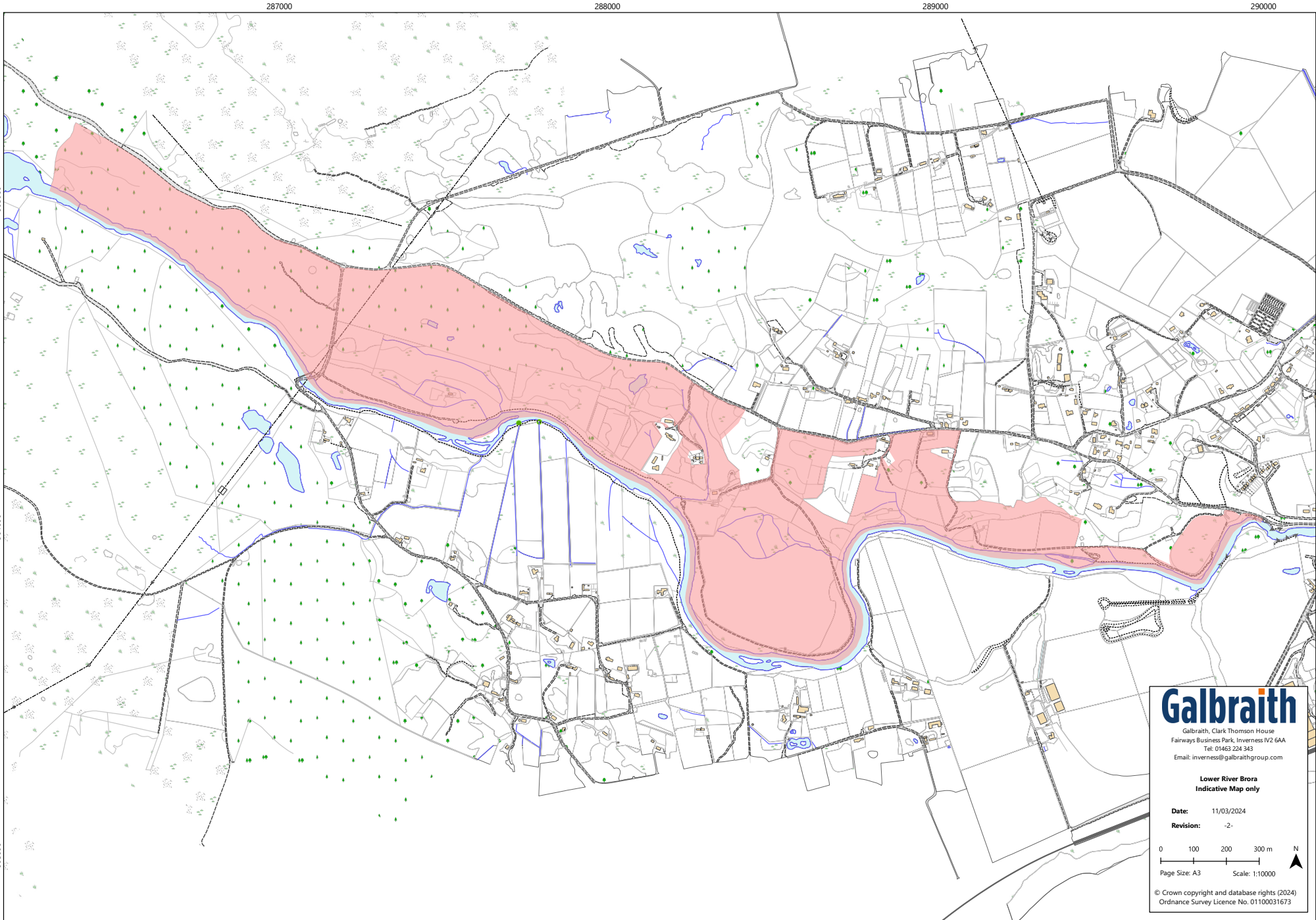
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024



Cruives and Grilse





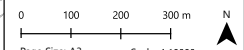
Galbraith

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Lower River Brora Indicative Map only

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Madman



Lower Fannich, Willie's Dyke End, Well Stream and Well Pool



Rallan



Lower Fannich and Willie's Dyke End

Stile, Upper, Middle and Lower Stoney's



Galbraith



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PLEASE RECYCLE