

FOR SALE



THE LOWER BIRGHAM FISHINGS

Weeks 3&25; 11&15 and 33&34 (within the Lower Birgham summer rotation calendar)

RIVER TWEED, BIRGHAM, BERWICKSHIRE

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LAND AGENTS &
CHARTERED SURVEYORS

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RIVER TWEED, BIRGHAM, BERWICKSHIRE

A fantastic opportunity to acquire the rights to fish weeks 3&25; 11&15 and 33 & 34 (within the Lower Birgham summer rotation) in perpetuity on a renowned double bank Tweed beat extending to approximately 0.75 miles with twelve named pools and two well-appointed huts.

- Six weeks fishing in each year.
- Three rods.
- Experienced and highly skilled Boatman.
- Stunning location offering exceptional privacy and amenity.
- Five year average (for the weeks advertised): 18 Salmon.

Offers in the Region of £97,500

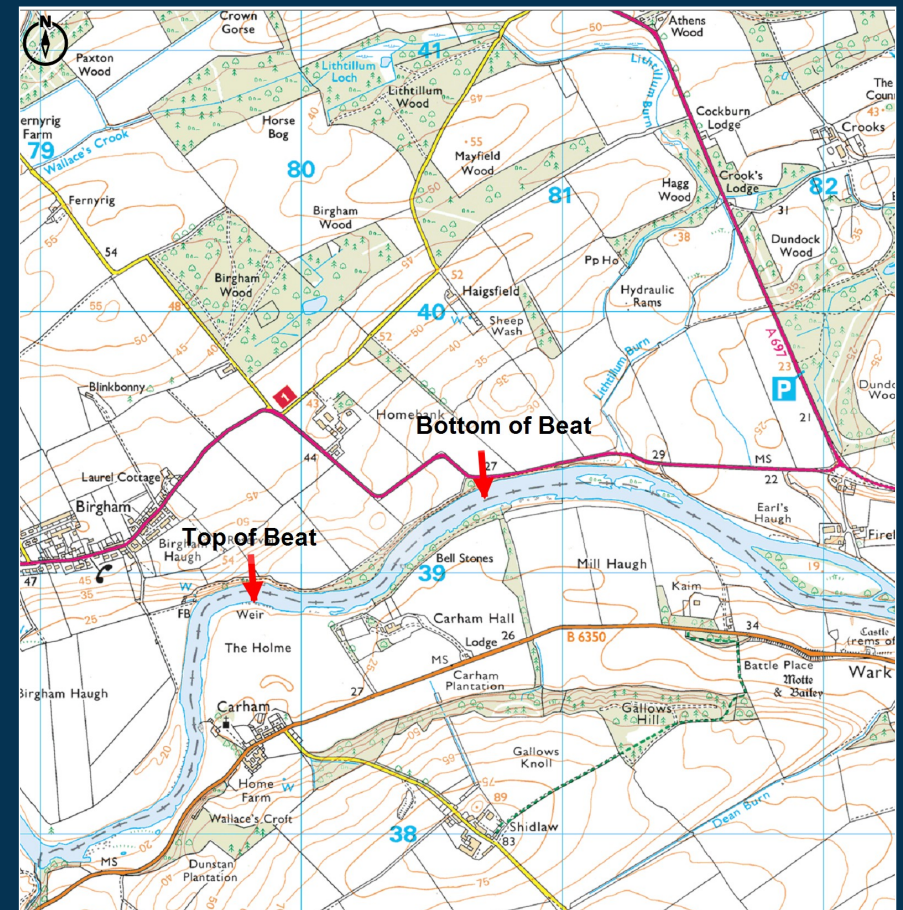
For Sale as a Whole

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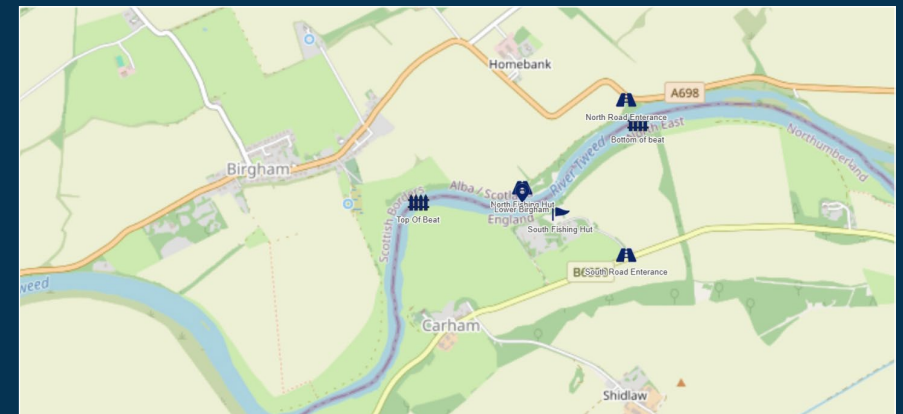
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Location plan (not to scale)



Layout plan (not to scale)



Situation

Lower Birgham is situated close to the village of Birgham about 6 miles downstream from Kelso and 4 miles upstream of Coldstream, the south bank is situated in England and the north bank in Scotland. The beat lies between the North Wark and Carham beats. This is an easily accessible area being just 18 miles from the A1 trunk road at Berwick-upon-Tweed which benefits from a mainline train station on the east coast route.

Directions

The south entrance is signposted off the B6350 Carham to Wark road (what3words: ///funded.class.intrigues) whilst the north entrance is signposted off the A698 Birgham to Coldstream road (what3words: ///feasting.rifled.music).

Interest for Sale

The subjects of sale comprises of three individual Fishing Certificates of Title (each currently divided into three shares and to be transferred as one share) entitling the holder to the exclusive use of the Lower Birgham and Lower Carham Fishing Beat on the River Tweed during season weeks 3 & 25; 11&15 and two weeks within summer rotation of weeks 31-36 in each year in perpetuity subject to the holder becoming a member of the Lower Birgham Fishing Club and adhering to the Constitution Rules (full copies available from the Selling Agents).

The River

The River Tweed is the second largest river in Scotland, stretching for almost 100 miles from its source near Moffat in Dumfriesshire to the North Sea at Berwick upon Tweed. It is regarded as one of the World's finest Salmon and Sea Trout fishing rivers attracting anglers throughout the fishing season which runs from 1 February to 30 November. Fishing is fly only on or before 14 February and on or after 15 September.

The management of the river is undertaken by the River Tweed Commission (RTC) which is responsible for the preservation and enhancement of both migratory and freshwater fish throughout the Tweed system. All Fishers must adhere to the rules set out by the RTC along with the Tweed Angling Code (issued by the RTC). Balliffs are employed by the RTC to ensure that the code is adhered to. The Tweed Foundation was established by the RTC to promote the development of fish stock in the Tweed River system. They are engaged in an extensive programme of biological monitoring and

habitat enhancement with the aim of protecting the Tweed's valuable fish stocks and maximising the river's natural productivity. The Commission now operates a 100% catch and release policy.

Lower Birgham Fishing Club

There are a total of 14 members within the Lower Birgham Fishing Club, a non profit making club, with the objective of the Club to arrange for its members to have joint rights of ownership of the heritable salmon fishing and freehold property comprising the Lower Birgham Fishing Beat on the River Tweed. Each owner will be a member of the Club and will require to adhere to the Club Constitution, the rules set out by the River Tweed Commission (RTC) and the Angling code issued by the RTC – copies are available from the Selling Agents. The specific weeks each member has rights to fish in each year is determined by a rolling calendar which runs from Feb-Dec in each year.

The Club administers an annual cost to members to cover management costs for which the Purchaser will be liable (split on a pro-rata basis for the year of transfer of ownership). The charge is decided in each year at the Annual General Meeting, and the charge for the 2025 Season is £3500/share.

The Fishings

Lower Birgham is an excellent, double bank secluded Lower Tweed beat. It is situated well away from any roads, between Kelso and Coldstream.

Lower Birgham offers approximately three quarters of a mile of private, tranquil fishing from both the Scottish and English banks, split into three sub beats which are rotated on an am/pm basis.

There are 12 named pools fished by up to three rods, the beat has two boats available and there is easy and extensive wading from both banks.

The differing character of these pools means that good fishing can be found in both high and low water conditions. As an added bonus in the Summer months, the beat also has some excellent Sea Trout fishing.

Full details of annual catch records can be obtained from the Selling Agents with the 5 year average being 18 salmon.

Fishing facilities

The beat is well equipped with two fishing huts, one on either side of the River. Each hut benefits from heating, cooking facilities, BBQ, picnic tables and ample parking whilst the hut located on the English banks of the River includes a toilet. As both huts are situated in the middle of the beat, all pools can easily be reached. Each member has the use of two boats and the assistance from the Boatman.

Boatman

The Lower Birgham Boatman is Tom Davies who has worked on the beat for the past 20 years and was appointed as Head Boatman 14 years ago. He comes highly recommended and has considerable extensive knowledge and enthusiasm for the beat. Tom will undertake viewings by arrangement providing the opportunity for him to share his extensive knowledge of the River.

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 Eurocentral, Holytown, ML1 4WQ.
T: 0300 099 6699

Statutory Designations

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

Payment of Purchase Price

The purchase price will be payable at completion in full in exchange for delivery of the Certificate of Title. Stamp Duty will be payable by the Purchaser. 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 including a copy of the Club Constitution.

Plans

The plans incorporated within these particulars have been obtained from Ordnance Survey data and copy plans from the Fishpal website. These plans are published for the convenience of prospective Purchasers only and their accuracy is not guaranteed. They should be used for illustrative purposes only.

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 March 2025.

Photos courtesy of Mark Merison and were taken pre 2025.

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.

Method of Sale

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



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