



Galbraith

THE HAUGH BEAT

RIVER FEUGH, BANCHORY, ABERDEENSHIRE

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Single bank Salmon and Sea Trout fishing rights over two thirds of a mile on the River Feugh.

Banchory 5 miles ■ Aboyne 13 miles ■ Stonehaven 17 miles ■ Aberdeen 20 miles



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket.com

LOCATION

The Haugh Beat is situated approximately five miles from Banchory, 13 miles from Aboyne, 17 miles from Stonehaven and 20 miles from Aberdeen.

VIEWING

Strictly by appointment with the sole selling agents - Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

When driving through Banchory from Aberdeen direction on the A93 turn onto the B974 at the traffic lights. Follow this road for three miles, when passing through Strachan take the left turn signposted 'Fettercain B974'. Follow the B974 for 1½ miles when after just crossing a bridge take the first right turn signposted 'Bogendreip'. Follow this road for ¼ mile, when a farmyard is reached turn left to follow the hairpin bend of the road. Continue along this road for a further ¼ mile and then take the first right turn. Follow this road for ¼ mile, when passing the houses the parking area is on the left. From the car park a short footpath can be followed to the river.

DESCRIPTION

The Haugh Beat on the River Feugh comprises two thirds of a mile of right bank fishing. The Feugh is a spate river and is considered to be the most important tributary to the River Dee with the Feugh beginning south of Aboyne before passing over the Falls of Feugh and flowing into the Dee below Banchory. The Falls of Feugh are a well-known viewpoint for salmon joining the River Feugh during their journey from the Dee.

The Beat has not been fished for a number of years but past catch returns show a promising history.

The Beat is readily accessible from Aberdeen with rights to use the car park and short footpath leading to the river understood to be held. The footpath has been incorporated into the field and is delineated alongside the car park on the sale plan. Bank work has been undertaken recently making the bank path easily accessible.

The present owner of the bank retains the brown trout fishing rights.

The season runs from 1st March to 30th September.

Salmon Records

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
2	3	9	-	23	15	5	3	24	15	33

GENERAL INFORMATION

SELLERS SOLICITORS

Stronachs, 28 Albyn Place, Aberdeen, AB10 1YL. Telephone: 01224 845 845.



LOCAL AUTHORITY

Aberdeenshire Council, School Road, Alford, AB33 8TY.
Telephone: 01975 520 400.

METHOD OF SALE

For sale as a Whole.

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.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is in the vicinity of an agricultural holding and appropriate caution should be exercised at all times during inspection and viewers should be aware of the potential hazards when viewing.

CLOSING DATE

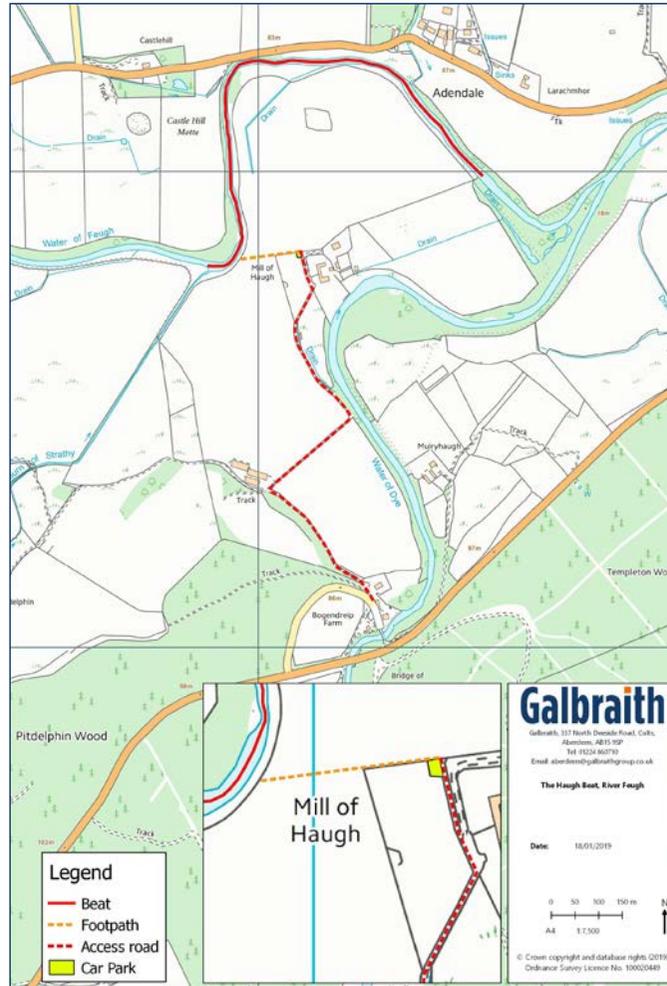
A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to 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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

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 aspects thereof.



IMPORTANT NOTES

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.

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 service and appliances.



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.

Particulars were prepared in January 2019.