



# THE DALGUISE FISHINGS

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## RIVER TAY, PERTHSHIRE

**Galbraith**



# THE DALGUISE FISHINGS RIVER TAY, PERTHSHIRE

Dunkeld 5 miles    Perth 20 miles

## **A PRODUCTIVE AND ACCESSIBLE DOUBLE BANK BEAT ON THE MIDDLE TAY.**

61 salmon – 10 year average

Excellent and well presented fishing hut

Pretty woodland areas

Two islands

Nine principal named pools

Beautifully maintained banks

Car parking

## **Galbraith**

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

### SITUATION

The Dalguise fishings is a double bank beat on the middle Tay, some 5 miles north of Dunkeld and immediately to the east of the hamlet of Dalguise. Dunkeld provides very good local facilities including a delicatessen, bakery, coffee shops, small supermarket, banks and hotels. In addition, there is a railway station lying to the west of the A9. Dundee can be reached in about an hour's journey by car to the south-east and has its own airport with regular flights to London City. Perth lies approximately 20 miles to the south via the A9 trunk road which gives convenient access to Inverness lying to the north and both Glasgow and Edinburgh to the south.

The fishings sit within highly scenic countryside setting surrounded by open farmland and woodlands resulting in a pretty setting for the fishings themselves. The beat boasts a wide array of flora, fauna and wildlife along its riverbanks with a wonderful collection of wildflowers appearing from spring through to late summer. There is also a superb mix of native shrubs and trees with wildlife being regularly observed including otters, kingfishers, dippers as well as the odd visiting osprey.

### HISTORICAL NOTE

The Dalguise fishings originally formed part of the Dalguise Estate but has been in the same current ownership for the last 11 years.

It is understood that Beatrix Potter, during her summer holidays at Dalguise House, would enjoy walks along the riverbank of the Dalguise fishings and it is widely accepted that is the location for her inspiration for the Tale of Jeremy Fisher. Indeed, both the Tail of Peter Rabbit and the Tale of Mrs Tiggywinkle, were also a result of inspiration from her childhood holidays at Dalguise.

### THE RIVER TAY

The River Tay is Scotland's longest and, perhaps, best known salmon river with a catchment of 2,800 sq. miles. It rises from Ben Lui at some 3,708ft running some 117 miles and joined by many contributories on its course downstream including the Lyon, Tummel, Isla and Ericht. It flows through a variety of Highland scenery, rich rolling farmland and down to the City of Perth and on to the North Sea beyond Dundee.

The River Tay is renowned for offering some of the most exciting and consistent salmon fishings in Scotland and enjoys an excellent reputation for the quality of fish caught with a particularly productive autumn run.

### THE SEASON

The season runs from 15th January to 15th October.

### THE DALGUISE FISHINGS

The Dalguise fishings form some of the most impressive and respected salmon fishings on the middle Tay. Bounded by Kinnarid, up river and Dalmarnock down river, it provides some excellent holding water.



### CATCH RECORDS

Pool	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Sarahs Spot	1									
Pot Lid			1							
Rowan tree		2	1							
Otterstone Pool	33	14	3	7	5	5	6	5	4	5
Neck of Otterstone		5	1							
3 Beech Trees										
Tail of Island	28	16	7	2	10	3	1	7	2	1
Island Pool		4	3	2	4	3	1	8	2	2
Calums Corner	9	4	2		5	2	2			
Dowally Stream				1	1			1		
Tail of Bridge Pool	10	31	10	4	1	3	4	2	2	4
Bridge Pool	14	36	12	11	27	20	18	4	22	19
Mikes Bank										
Flats				1		1				
Boils	1						1	1		
Croy Stream								3		
Tail of Guay	20	21	6	5	8	14	5		5	9
Casting platform	3	2	2	1					1	
other				5	1	1	3	4		
Total	119	137	48	39	62	52	41	35	38	40



The beat stretches from Kinraigie Burn to Rotmell and marches with the Dalmarnock Beat. It is fishable both by boat and wading, as well as from the bank, over which there is excellent access.

Dalguise provides a great variety of water and can be fished at most heights, providing entertaining sport of the highest quality.

There are many pools and streams on the beat. Favoured areas include: Guay Pool, Tail of Guay, Boils, Flats, Casting Platform, Neck of Bridge Pool, Tail of Bridge Pool, Dowally Stream, Calum's Corner, Island Pool, Tail of Island, Neck of Otterstone, Otterstone, Tail of Otterstone and Sarah's Spot.

## FISHING HUT

The fishing hut was built by the current owners and is in a traditional style of pine under a box profile roof. It has recently undergone a significant programme of refurbishment including further strengthening to protect it from high water levels. Enjoying an elevated position above the river, it has a river fronting verandha from where magnificent views of the upper beat, surrounding countryside, hills and the Victorian railway bridge can be fully enjoyed.

The hut has one principal room providing a kitchen area with seating and dining space with a WC immediately off and a rod room/store reached by a separate pedestrian access door lying to the rear.

## RODS

The fishing has traditionally been let as a six rod beat with a further two proprietors' rods being retained. Depending on water height, fishermen divide their time between fishing from a boat, by wading or fishing off the bank with exceptional access.





### RIVER BANKS AND ACCESS

Vehicular access to the fishings is enjoyed both on the right bank from the public road by Dalguise House, to a parking area; and from the left bank from Dowally Farm to Bridge Pool, all as shown on the attached plan.

### COTTAGE

The owner of the Dalguise Fishings may have a detached cottage, which lies a short distance from the fishings, available to purchase separately. Further details available from the selling agent.

### 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 improvement of access of salmon spawning tributaries and habitat and stock enhancement, as well as the employment and superintending of water bailiffs. The Board is elected by the proprietors.

The annual levy for 2022 is as follows:

The Fishery Board Assessment is £5,290 (based on 46% of the rateable value of the £11,500).

### ENVIRONMENTAL DESIGNATIONS

There is a Site of Special Scientific Interest (SSSI) over part of the Dalguise Fishings. The River Tay is designated as a Special Area of Conservation (SAC).

### BOATS AND EQUIPMENT

A wooden boat, together with associated outboard motors and other fishing and maintenance equipment is included within the subjects of sale. There are two storage containers, one lying by the carpark and the other just to the south of the railway bridge and both are included within the sale.



## LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street,  
Perth, PH1 5GD. T: 01738 475000

Tay District Salmon Fisheries Board, Site 6 Cromwell Park,  
Almondbank, Perth, PH1 3LW T: 01738 583733  
Website: <http://www.tdsfb.org/>

## SOLICITOR

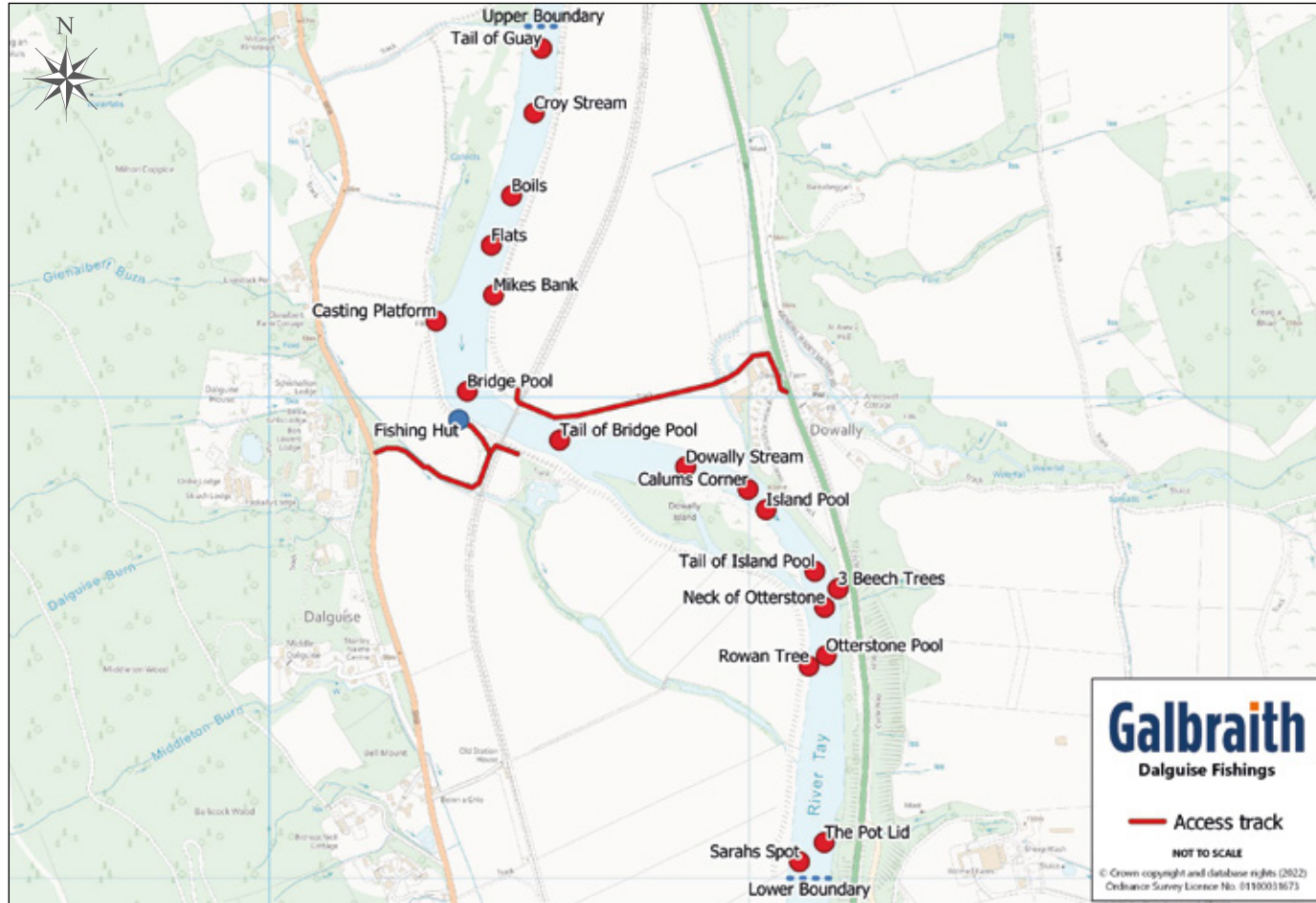
Rollos Law LLP, 67 Crossgate, Cupar, Fife, KY15 5AS  
T: 01334 654081

## DATE OF ENTRY

Entry will be given after the end of the current season and will  
be by mutual agreement.

## VIEWINGS

Strictly by appointment with the selling agents, Galbraith,  
Lynedoch House, Barossa Place, Perth PH1 5EP. Telephone  
01738 451111, Email [perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)





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