

NEWBURGH & FOVERAN FISHINGS

RIVER YTHAN, NEWBURGH, ABERDEENSHIRE



Galbraith



NEWBURGH & FOVERAN FISHINGS,
RIVER YTHAN, NEWBURGH,
ABERDEENSHIRE, AB41 6BY

DOUBLE BANK SALMON AND SEA TROUT FISHING
RIGHTS OVER 4 MILES AND 670 ACRES OF THE
YTHAN ESTUARY. CORF HOUSE BUILDING AND 0.60
ACRES SITE. SALMON AND SEA TROUT SEA NETTING
RIGHTS AT THE MOUTH OF THE YTHAN ESTUARY.

Newburgh 0.5 miles, Ellon 5 miles, Aberdeen 13 miles

Galbraith

337 North Deeside Road, Cults,
Aberdeen, AB15 9SN.
Tel: 01224 860710.
Fax: 01224 869023.
aberdeen@galbraithgroup.com



LOCATION

Newburgh and Foveran Fishings is situated approximately 0.5 mile from Newburgh, 4 miles from Ellon, 13 miles from Aberdeen.

VIEWING

Strictly by appointing with the sole selling agents - Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

DIRECTIONS

When driving from Aberdeen to Ellon, turn right off the A90 for the A975 to Newburgh, continue 2 miles into Newburgh, turn right on to Beach Road, travel 0.5 mile along to the end of Beach Road for the beach car park. Corf House is in front of you.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bulb.firing.desiring

DESCRIPTION

Newburgh and Foveran Fishings are the unique location for the best sea trout fishing in Scotland, at the mouth of the River Ythan. The extensive nature of this tidal fishery ensures plentiful bank and boat opportunities. Catch records show high returns with Newburgh & Foveran continuing to provide strong levels of sport in sea trout with consistent fishing throughout the season. There are fly and spinning opportunities on the 17 main pools.

The Fishings are within easy distance of Aberdeen. There are rights to use the car park at Newburgh beach and elsewhere throughout the extent of the Fishings thus enabling easy access to the river. The bank and estuary are easily reachable on both sides of the river thus all areas are easily fished.

The season runs from 1st April to 31st October.

SEA TROUT RECORDS

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1196	1129	994	700	940	702	627	591	698	314	836

GENERAL INFORMATION

SELLERS SOLICITORS

Shiells Solicitors, 31A St David Street, Brechin, Angus, DD9 9EG. Telephone: 01356 622171.

LOCAL AUTHORITY

Aberdeenshire Council, 45 Bridge Street, Ellon, AB41 9AA. Telephone: 01467 538439.

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.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered



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

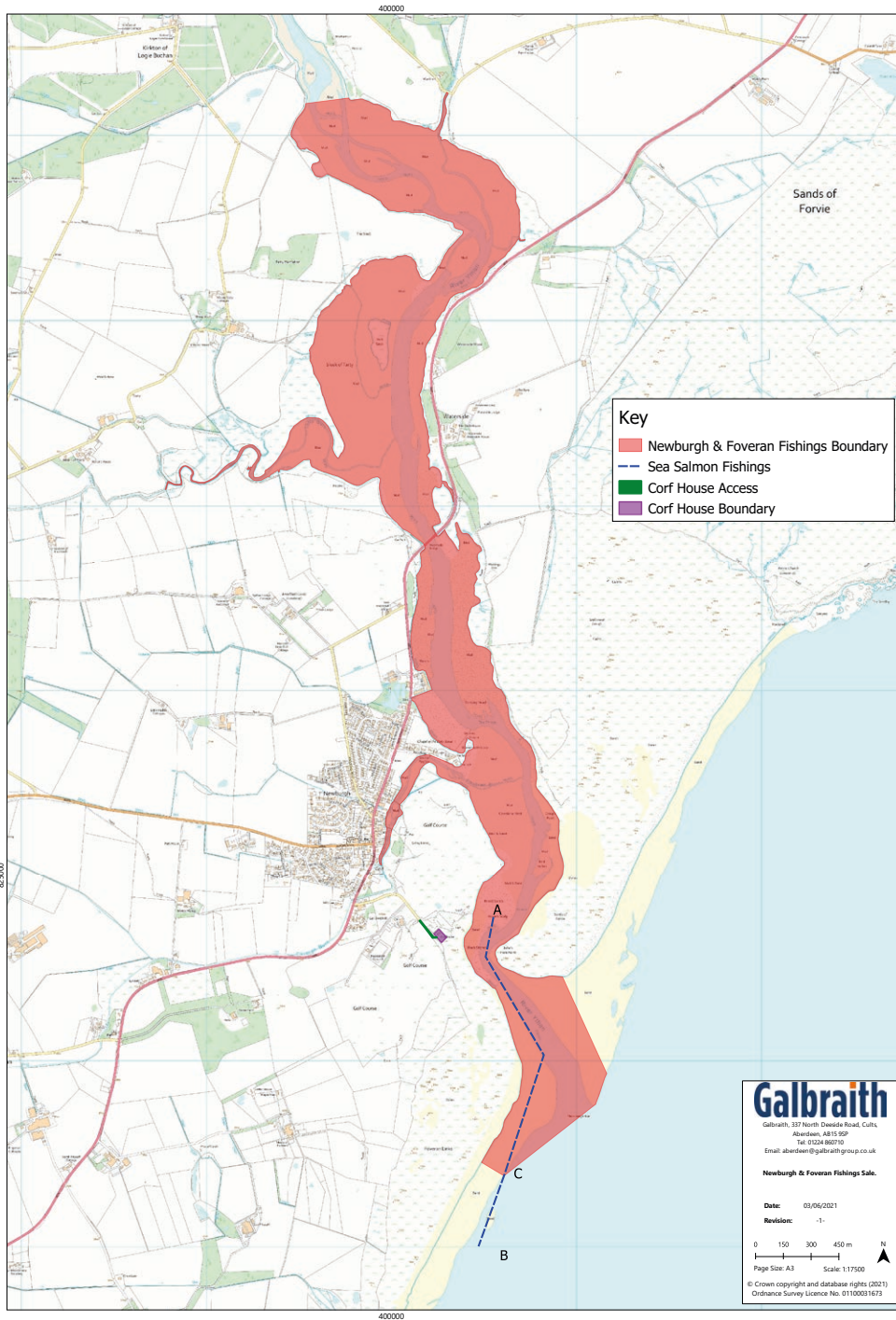
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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, together with proof of funding and Identification. 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. Particulars were prepared in July 2021.



The Stobbs





Map Reference: 12748-1_Newburgh & Foveran Fishings Sale_A3_Rev 1_20210603



Map Reference: 12748-1_Newburgh & Foveran Fishings - Location_A3_Rev 2_20210614



Galbraith