



Beecraigs Fishery and Fish Farm Near Linlithgow, West Lothian

Closing Date: 8th June 2015

Additional Information

Rod numbers are as follows: -

- 2014/15 - 2,281
- 2013/14 - 2,255
- 2012/13 - 2,340

Busiest months are April to October.

Viewings

On 25th May 2015 between the hours of 10am and 3pm The Fish Farm and Lodge will be available for viewing. At that time Archie Morrison will be available to answer questions regarding the Fishery and Fish Farm that have not been covered in the attached particulars

Price

The price will be on the basis of offers over:

- Lot 1 Fishery £7,000pa
- Lot 2 Fish Farm £6,000pa

Submitting an offer

The closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted in an A4 envelope clearly Labelled:

“OFFER OF LEASE FOR BEECRAIGS FISHERY and FISH FARM- LOT X ”.

Please indicate the lot or lots you are offering for

The offerer must write his/her name and address on the back of the envelope.

- The closing date is: 12 noon on the 8th June 2015.
- Any offers received after will be returned unopened and will not be taken into consideration by the Council.
- The tenant will be expected to provide a Business plan with their offer.
- All offers must be sent to:-
The Estates Manager
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston EH54 6FF
- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.
- The Council Executive will consider a report on offers received and no confirmation of the outcome to offers will be sent until after the Executive Meeting on 30th June 2015.



Beecraigs Fishery & Fish Farm Near Linlithgow, West Lothian

Introduction

West Lothian Council is offering for lease the Fishery and Fish Farm located within Beecraigs Country Park, Linlithgow. The Fishery and Fish Farm are available in two lots.

Beecraigs

Beecraigs Country Park is nestled high in the Bathgate Hills near the historic town of Linlithgow. Beecraigs is a great place to visit and caters for a wide range of leisure and recreational activities within its 370 hectares (913 acres). The park currently receives in excess of 400,000 visitors per annum, is open throughout the year and admission is free.

Beecraigs offers a wide range of facilities including:

- * Visitor Centre
- * Facilities Hires including: Field and Target Archery, Climbing wall, pioneering courses, Meeting rooms.
- * Farm shop including venison and gift sales
- * Caravan & Camping Site,
- * Animal Attraction
- * Mountain Bike
- * Woodland paths and trails to explore
- * Ranger service programme of events and activities including Orienteering courses
- * BBQ Areas
- * Adventure Playground
- * Walking

More information is available on www.beecraigs.com

Location

The country park is located in the Bathgate Hills to the south of the historic town of Linlithgow.

The Country Park benefits from an ideal location in the Central Belt, with excellent road links from Edinburgh, Glasgow and Stirling via the M8 and M9 motorways. In addition there is a railway station at Linlithgow with services from Edinburgh and Glasgow providing convenient access from Scottish principal cities and the amenities of the central belt. Edinburgh Airport is approximately 13 miles away.

The Fishery and Fish farm have historically been run by the Council's Countryside Management service, but are now to be made available for lease, so they can be managed and operated by a third party.

Offers to lease are invited for either or both lots.



Lot 1 - Fishery

Description

Beebraigs Loch is a sheltered 20 acre, chalk spring loch located in Beebraigs Country Park. This is a unique opportunity for a potential operator to manage a recognised and popular fishery with an established client base, and a reputation as a premier fly fishery in Central Scotland.

The fishery is run as a 9 boat fly fishery and is currently open from 1 March to 30 November for day and evening sessions, however the tenant will be free to operate at any time during the year. In 2014/15 the total number of rods was 2281.

The tenant's fishery rules and regulations, and service standards, are to be based on those currently operated by the Council and are to be agreed with West Lothian Council (WLC), Countryside Management. Operation is to be boat fishing only with bank fishing being prohibited to protect other Country Park users.

Further information on WLC's current rules and regulations is available on:

<http://www.westlothian.gov.uk/media/1353/Beebraigs-Fishery---Fishery-Regulation/pdf/beebraigs-fishery.pdf>

Subjects

Loch & Jetty:

The 20 acre loch is shown outlined in red on the attached aerial photograph. The tenant will have exclusive use, subject to the Scottish Outdoor Access Code. www.outdooraccess-scotland.com

The tenant will have exclusive use of the Jetty, which enables easy access to 9 well maintained boats.

The council will retain responsibility for the dam, the valve tower and the spillway.

Equipment:

During the course of the lease the tenant will have use of specified council equipment i.e.

9 fishing boats - comprising 4 coulam and 5 fibreglass.

A power rescue boat and trailer.

Buoyancy aids and life jackets.

Lodge:

The tenant will have exclusive use of rooms 3 & 5 in the lodge, and shared access to rooms 1, 2 & 4 identified on the plan attached.

Exclusive use of the telephone line located in room 3 will be recharged to the tenant.

The alarm system and CCTV are also located in room 3. WLC will require access to enable these to be maintained and repaired.

The council will be responsible for exterior repairs and maintenance of the lodge.

Stock:

At the start of the lease the tenant will accept the loch with the current level of stock. During the course of the lease the fishery stock will solely be managed by the tenant.

The loch is to be stocked with rainbow trout Only, with a minimum weigh of 2lb, and which are to be disease free. The tenant will be responsible for policing any poaching activity.

Lot 1 - Fishery Con't

Access:

Access to the loch and lodge is through the country park. All users on fishery business can access the car park through secure gates.

Specific Lease Terms

The Loch is to be leased as a boat fly fishery, and the lease will run from the date of entry to the 31st January 2020.

The hours of operation are to be agreed with WLC Countryside Management

The Council will insure the Lodge building for reinstatement. A share of the annual premium will be included in the rent payable by the tenant.

The Lodge (excluding rooms 3 & 5), access road, car park, dam, the valve tower and the spillway will be maintained by WLC.

It will be the responsibility of the tenant:

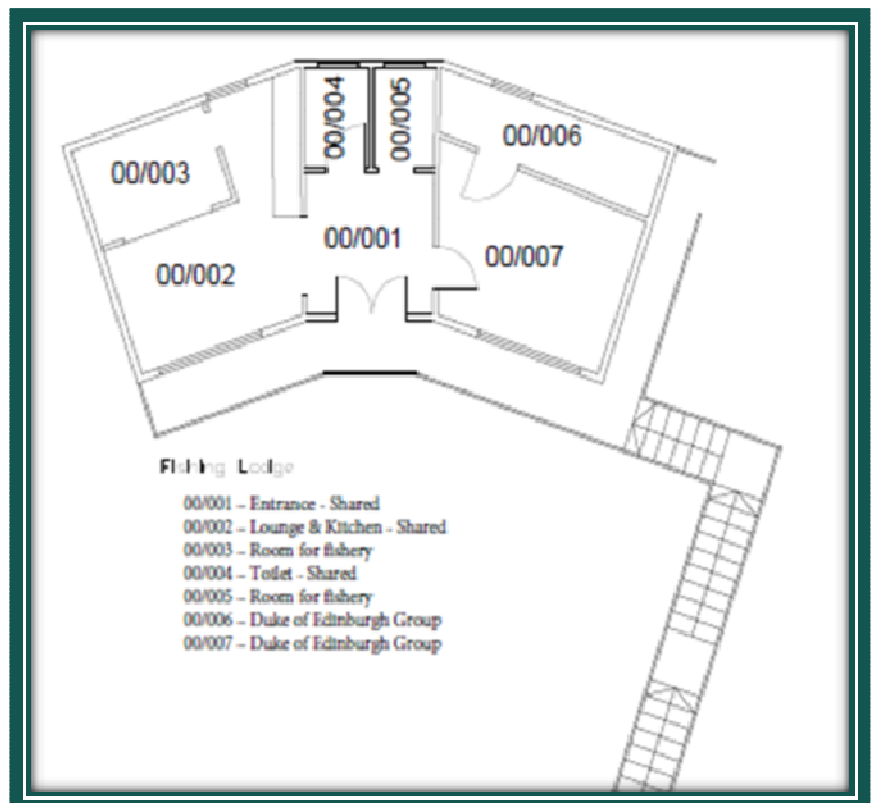
To comply with the provisions of the [Scottish Outdoor Access Code](http://www.outdooraccess-scotland.com) which allows other users on the water.

More information can be found at www.outdooraccess-scotland.com

- To ensure the security, maintenance, replacement and upkeep of the floating jetty; all 9 fishery boats and all other equipment.
- All items will be recorded in the photographic schedule of condition at the start of the lease and are to be returned to WLC at the end of the lease in good and usable condition.
- To maintain the upkeep of the Loch.
- To monitor any suspicious algal blooms, water quality issues, discolouration, unexplained fish death etc. and report these to WLC Countryside Management.
- To carry out internal repairs and maintenance in rooms 3 & 5 of the lodge.
- To ensure that shared areas are left clean and tidy, and to provide bins at the jetty.

The tenant will responsible for :

- Disposing of their waste.
- To record fish in & out, usage, numbers and break down of rod types. Copies of accounts are to be provided to WLC if requested.
- To work with WLC on any joint grant applications as appropriate.
- To undertake all advertising and administration of the fishery.
- To provide a copy of the "Block Consent" to input rainbow trout from Marine Scotland, The Scottish Government to WLC, Countryside Management
- The lease will be required to honour any previous bookings



Lot 2 – Fish Farm

Description

This would be a great opportunity for someone to operate their own fish farm within an established country park. The fish farm benefits from good access and is located close to the fishery.

There is also a good degree of flood protection with the rare advantage of having a natural watercourse at hand with fishing rights. Excellent access to the central belt for the supply of table fish to hotels and restaurants and other put and take fisheries.

Subjects

These comprise:

- Generous outdoor space within a secure fenced and gated enclosure.
- 7 rearing pools of various sizes.
- Recycling pond for catching overflow with the potential to recycle water back into loch if required.
- Office and toilet provision within a portacabin, including phone line and internet connection points.
- A small block of 5 storage/work rooms are located within the secure gated area

Specific Terms

- The lease will run from the date of entry to the 31st January 2020.
- The Council will insure the buildings for reinstatement. A share of the annual premium will be included in the rent payable by the tenant.

It will be the responsibility of the tenant:

- To ensure that shared areas are left clean and tidy. The tenant will be responsible for disposing of their waste
- To work with WLC on any joint grant applications as appropriate.
- To undertake all advertising and administration of the fish farm.
- To obtain any consents required for the fish farm to be operational

General terms of lease applicable to each Lot

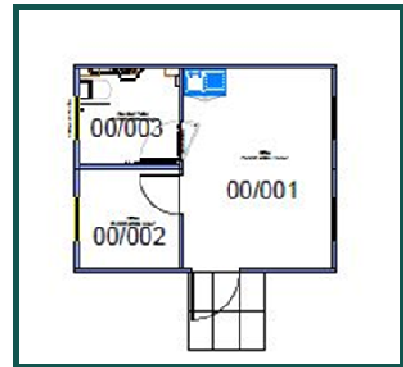
- Date of entry will be agreed between the council and the tenant.
- The rental shall be payable monthly in advance by Direct Debit and a deposit equal to three month's rental will be required prior to the date of entry.
- The tenant will be responsible for all insurance, except for the insurance of the buildings
- All on-site signage, notices, land barriers or physical works including the jetty notice board must be agreed in advance with WLC Countryside Management
- The tenant will operate a regime for control of vermin and predators.

It will be the responsibility of the tenant:

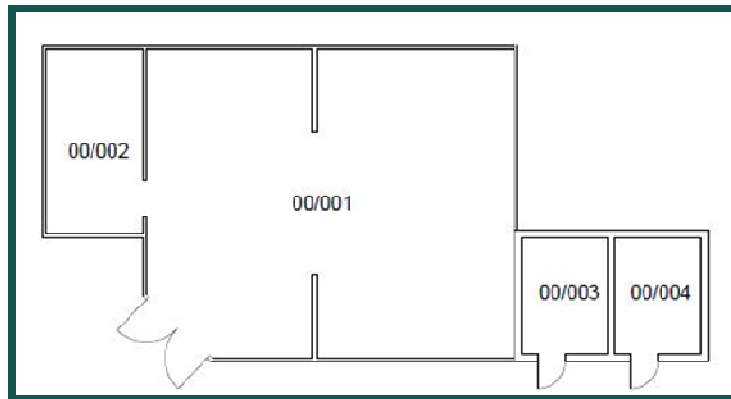
- To pay any non-domestic rates or assessments.
- To comply with all health & safety policies, risk assessments, safe systems of work and government legislation (e.g. Pest control) and to provide copies to WLC, Countryside Management
- To provide their own Liability insurance, and to provide copies to WLC, Countryside Management if requested.
- To obtain all statutory consents and to comply with any regulations relative to the proposed use of the subjects



Portacabin



Storage
Rooms



Contacts

Eirwen Hopwood, Countryside Manager: Tel. (01506) 848942

Archie Morrison, Facilities Manager: Tel. (01506) 848945

Tracey Thomson, Property Management & Development: Tel. (01506) 281834

Notes of interest

Notes of interest must be submitted in writing in the first instance. A closing date will be set once sufficient notes of interest have been received. Once a closing date is set, only those who have provided a note of interest will be advised and offers will be invited. Detailed instructions will be issued once the closing date is set.

All notes of interest must be sent to:

Estates Manager, Property Management & Development

West Lothian Council

West Lothian Civic Centre

Howden South Road

Livingston

EH54 6FF

Or email to: Propertymanagement@westlothian.gov.uk

Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
- The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

