

P23 Fox Point Bothy



Project Overview:

Commercial salmon fishing was carried in Coigach for over 250 years, up to 1995. During its commercial heyday the local salmon fishery was an important employer and contributed significantly to community wellbeing. In addition to the main base at Badentarbet, up to eight smaller fishing stations were operated at different locations along the extensive Coigach coastline. Each fishing station included a boat slip, a net drying green and a purpose built bothy for a crew of four.

This project aims to continue the legacy of an important local fishery by preserving and restoring one well-crafted wee 19th Century building and making it available to 21st Century outdoor activity focused visitors. Significant increases in building costs have meant we have reduced this from an original three planned restorations

The aims of the project are to:

- Preserve the craftsmanship and the charm of a small bothy located on Coigach headlands (Annex 1), with its own unique attributes and spectacular setting.
- Continue the legacy of the centuries old business and strengthen the attraction of Coigach as a maritime tourism destination.
- Restore the bothy to serve as a unique accommodation offering for campers, walkers, kayakers and visitors wishing to experience our coast, its scenery and wildlife.

Project lead organisation and other organisations involved: Coigach Salmon Fisheries Limited

Project Location: Fox Point, Coigach

Project dates: Aug 2021 – Feb 2022

Project Outputs

Measure	Target	Delivered	Notes
1 bothy now useable in an improved state of repair	2	1	Installation of window (supply chain delay) and exterior lime mortar (weather/frost dependent) scheduled Feb 2022. 27/7/2021 NLHF accepted reduced output
1 Information points / interpretative panels	2	1	Installation Feb 2022 27/7/2021 NLHF accepted reduced output

Scheme Outputs

How has the project contributed to the CALLP Scheme Outcomes:

Y	1. The key features of the Coigach and Assynt Landscape will better understood and restored with a fit for purpose system in place to ensure the benefits are sustained. <i>Interpretation on site will explain the history of the former uses of the fishermen's bothy. The long term maintenance of the building has been secured.</i>
	2. Where appropriate the connectivity and diversity of selected habitats will be mapped.
	3. Increased awareness and understanding amongst all individuals and groups of what makes Coigach and Assynt special and the threats to the unique heritage.
Y	4. Important elements of the built, cultural and natural heritage will be recorded, improved, made publicly accessible and celebrated by the local community. <i>The interpretation will help people understand the area's history.</i>
	5. People will have gained new skills in researching, restoring and understanding their heritage.
Y	6. Collected data, information and interpretation will be more accessible in the public domain including posting on appropriate websites. <i>Associated interpretation will be freely accessible.</i>
	7. Local groups and individuals understand, enjoy, value and take action in the Coigach and Assynt area in ways they did not at the outset.
Y	8. Increased access infrastructure at key strategic locations enabling people to enjoy the natural and cultural heritage of the area. <i>Partnership with local tourism provider as basic accommodation for visitors to the area.</i>
Y	9. Increased opportunities for informal recreation that promotes health and well-being benefits. <i>The restored bothy will become usable for contemporary recreational pursuits (walking, sea angling, kayaking). The partnership with local tourism provider as base for kayaking in the area.</i>

Reflecting on the last 5 years, what's the one thing that you're most proud of that has come from your project being part of CALLP?

A fabulous piece of local built heritage that was about to disappear

Proud to having been part of CALLP and managing to put together a project to preserve a special building, and its history for another century.

What difference has this project made to the built, cultural and natural heritage of Coigach and Assynt?

At the present with decimated Atlantic salmon stocks, it is hard to communicate the importance of the salmon fishing industry to the whole west highlands of Scotland. The fish from this specific salmon fishery graced the London fish markets and the counters of Harrods, when they were delivered fresh from the nets to London counter. The fishery brought livelihood to many a local allowing them to remain in the Highlands.

The project has added a restored gem to a rather small number of local historic features and buildings. The building is complimented by the Badentarbet Old Ice House restoration and the Coigach Fishery Oral History.

What difference has this project made to People?

The project has added a restored gem to a rather small number of local historic features and buildings



Useful Links

<https://www.coigach-assynt.org/project/fox-point-bothy/>
<https://www.hamletmountaineering.com/>

Future Plans and Legacy

The restored bothy will support a local outdoor activities business by providing it with lovely bothy accommodation to support the growing marine tourism and outdoor activities sector.

Lessons Learned

What are the three positive lessons gained from the scheme:

1. The wide support for the project kept me going when the going got tough
2. Fortunately, there were local contractors available to complete the work
3. Delegate tasks
4. Specify clearly the tasks in the contract with the builder
5. The other CALLP related projects allowed the transfer of skills and research

What are the three negative lessons gained from the scheme:

1. The local building activity made it difficult to find workmen available
2. Restoring/Building off grid and off road is hard
3. Ongoing bureaucracy and reporting takes up a lot of time and energy away from the actual project
4. The project costs were over double the original estimate

Funding Partners



Coigach Salmon
Fisheries Ltd

Photographic Evidence



Fox Point Bothy before & during renovation © B Alexander/Scottish Wildlife Trust



Fox Point Bothy before & during renovation © B Alexander/Scottish Wildlife Trust

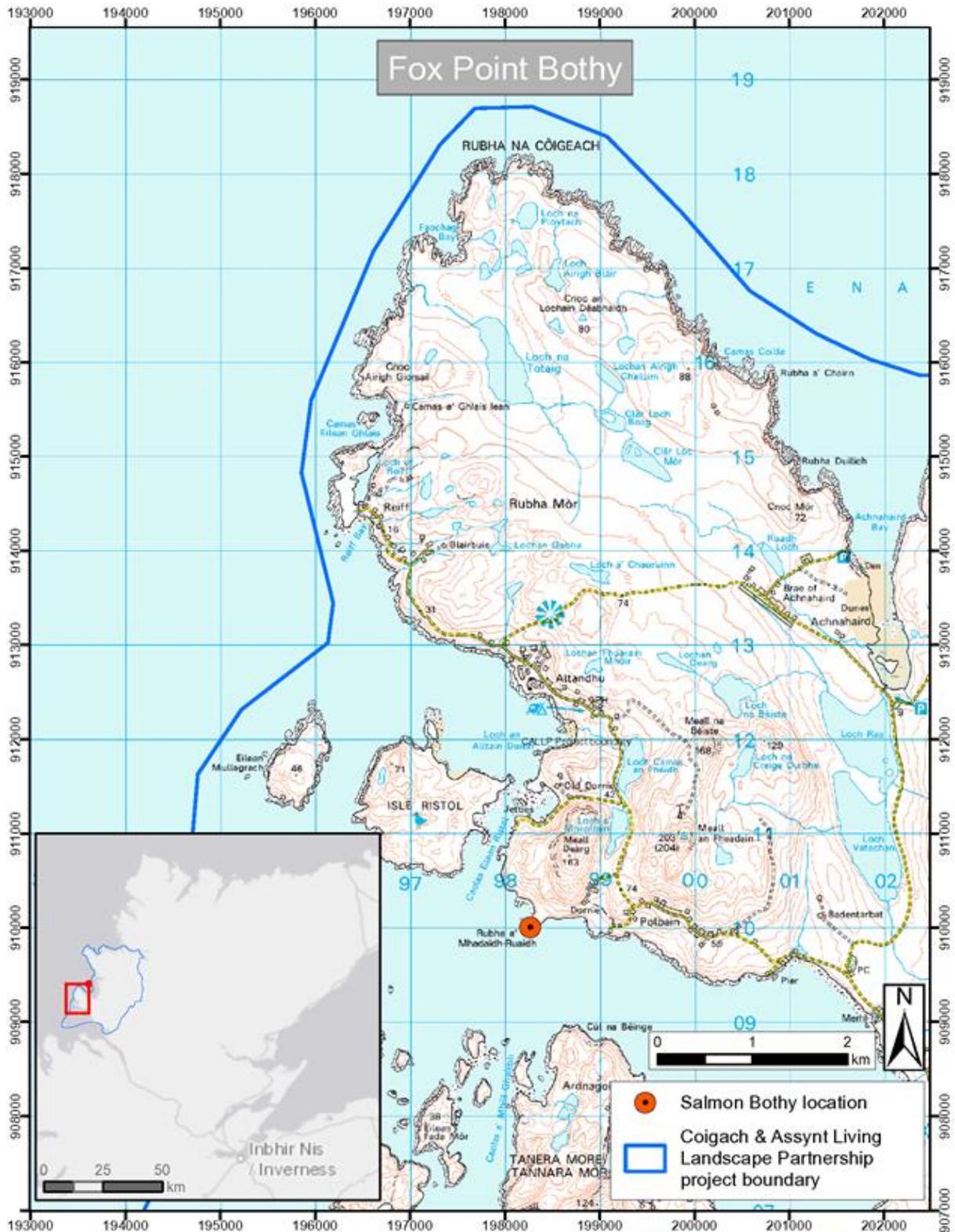


Fox Point Bothy before & after renovation © B Alexander/Scottish Wildlife Trust



Fox Point Bothy after renovation © B Alexander/Scottish Wildlife Trust

Annex 1 Location of Fox Point Bothy



Scottish Wildlife Trust
 Harbourside House
 110 Commercial Street
 Edinburgh
 EH6 6NF

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 Scale at A4: 1:50,000

