

# Station Wood

Dalbeattie | Dumfries & Galloway

25.40 Hectares / 62.76 Acres





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25.40 Hectares / 62.76 Acres

A strategically located mixed commercial woodland which benefits from favourable growing conditions.

- Sitka spruce of excellent form, located only 1.7 miles to BSW
- Productive soil and climactic conditions
- Development potential for holiday cabins or similar
- Close to the Solway coast, several golf courses, two mountain bike trail centres and other outdoor activities
- Sporting and high amenity value

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**Freehold For Sale As A Whole**

**Offers Over £225,000**

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**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Hayden Morrison & Jock Galbraith



## Location

Station Wood is attractively situated in Dumfries and Galloway, located some 2 miles East of Dalbeattie. The property is within a short drive of the Solway Coast, 3 golf courses and several mountain bike trail centres.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is DG5 4PH and What3Words: sticks.escape.recap





## **Access**

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Access is taken via the C6S public road at point A1 on the sale plan. A recently upgraded woodland road heads north west to the entrance at point A2. From there, a good quality internal woodland road provides vehicular access to A3.

Please contact Goldcrest Land & Forestry Group to arrange a viewing.



# Description

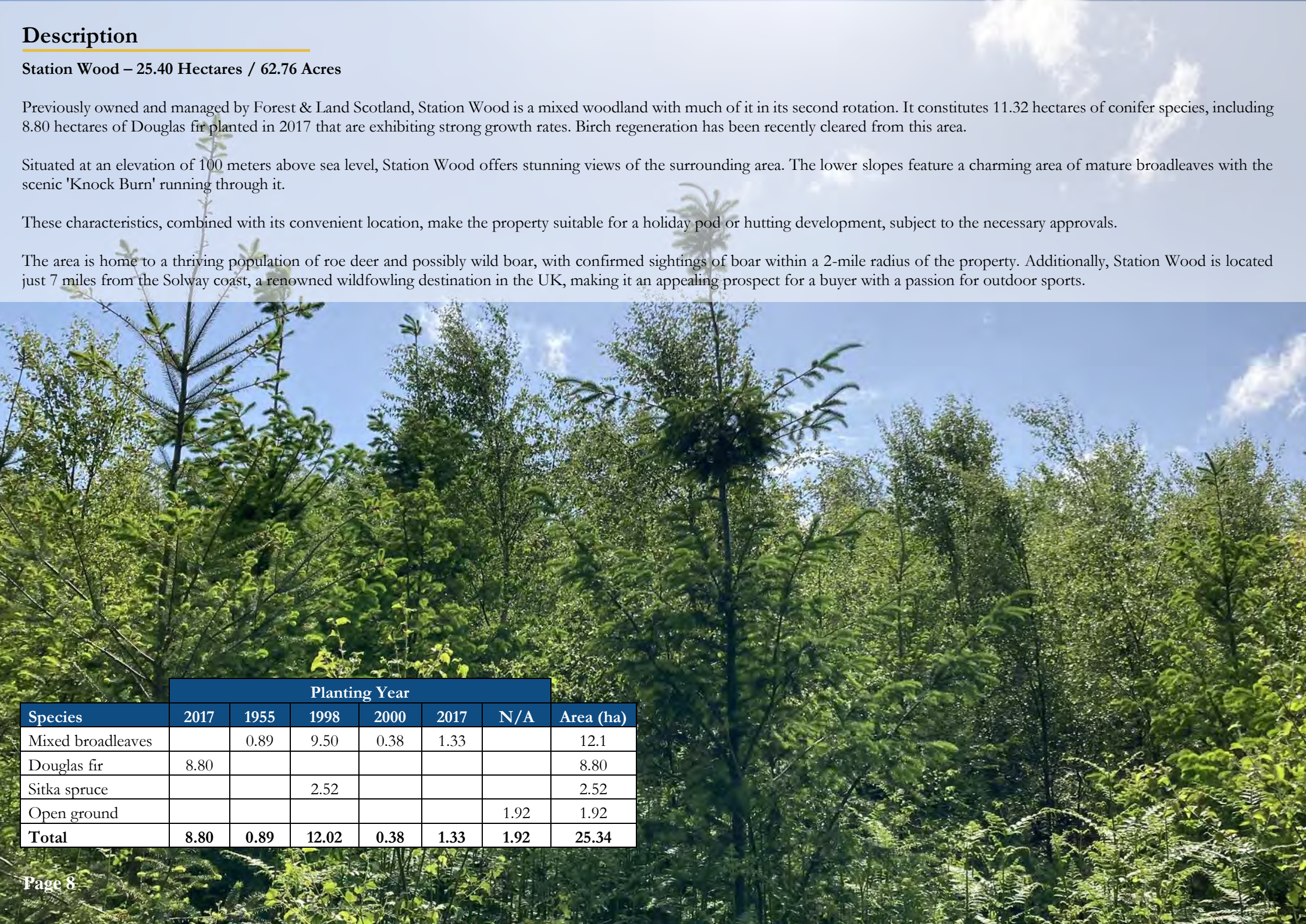
## Station Wood – 25.40 Hectares / 62.76 Acres

Previously owned and managed by Forest & Land Scotland, Station Wood is a mixed woodland with much of it in its second rotation. It constitutes 11.32 hectares of conifer species, including 8.80 hectares of Douglas fir planted in 2017 that are exhibiting strong growth rates. Birch regeneration has been recently cleared from this area.

Situated at an elevation of 100 meters above sea level, Station Wood offers stunning views of the surrounding area. The lower slopes feature a charming area of mature broadleaves with the scenic 'Knock Burn' running through it.

These characteristics, combined with its convenient location, make the property suitable for a holiday pod or hutting development, subject to the necessary approvals.

The area is home to a thriving population of roe deer and possibly wild boar, with confirmed sightings of boar within a 2-mile radius of the property. Additionally, Station Wood is located just 7 miles from the Solway coast, a renowned wildfowling destination in the UK, making it an appealing prospect for a buyer with a passion for outdoor sports.



| Species           | Planting Year |             |              |             |             |             | Area (ha)    |
|-------------------|---------------|-------------|--------------|-------------|-------------|-------------|--------------|
|                   | 2017          | 1955        | 1998         | 2000        | 2017        | N/A         |              |
| Mixed broadleaves |               | 0.89        | 9.50         | 0.38        | 1.33        |             | 12.1         |
| Douglas fir       | 8.80          |             |              |             |             |             | 8.80         |
| Sitka spruce      |               |             | 2.52         |             |             |             | 2.52         |
| Open ground       |               |             |              |             |             | 1.92        | 1.92         |
| <b>Total</b>      | <b>8.80</b>   | <b>0.89</b> | <b>12.02</b> | <b>0.38</b> | <b>1.33</b> | <b>1.92</b> | <b>25.34</b> |







## **Forest Grants & Management**

There are currently no forestry grants or management plans in place. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## **Viewing**

Viewing is by appointment only. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

## **Offers**

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## **Selling Agent**

### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 3786 122

Ref: Hayden Morrison & Jock Galbraith

## **Seller's Solicitor**

### **Gillespie Gifford & Brown**

135 King St, Castle Douglas DG7 1NA

Tel: 01556 503 744

Ref: Adam Turnbull

## **Measurements**

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

## **Authorities**

### **Scottish Forestry**

South Scotland Conservancy

55/57 Moffat Road

Dumfries, DH1 1NP

Tel: 0300 067 6500

### **Dumfries & Galloway Council**

English Street

Dumfries

DG1 2DD

Tel: 0303 333 3000

## **Financial Guarantee/Anti Money Laundering**

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

## **Additional Information**

Additional information is available from GOLDCREST Land & Forestry Group upon request.

## **Wayleaves & Third-Party Rights**

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## **Boundaries**

The property is bounded by forestry, farmland and a residential property at Drumfada.



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP

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 0131 378 6122  
 office@golderestlfg.com





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#### **IMPORTANT NOTICE**

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in June 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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