



## Land and Buildings at Castlewigg Castlewigg, Whithorn

Offers Over **£920,000**



# Land and Buildings at Castlewigg Castlewigg

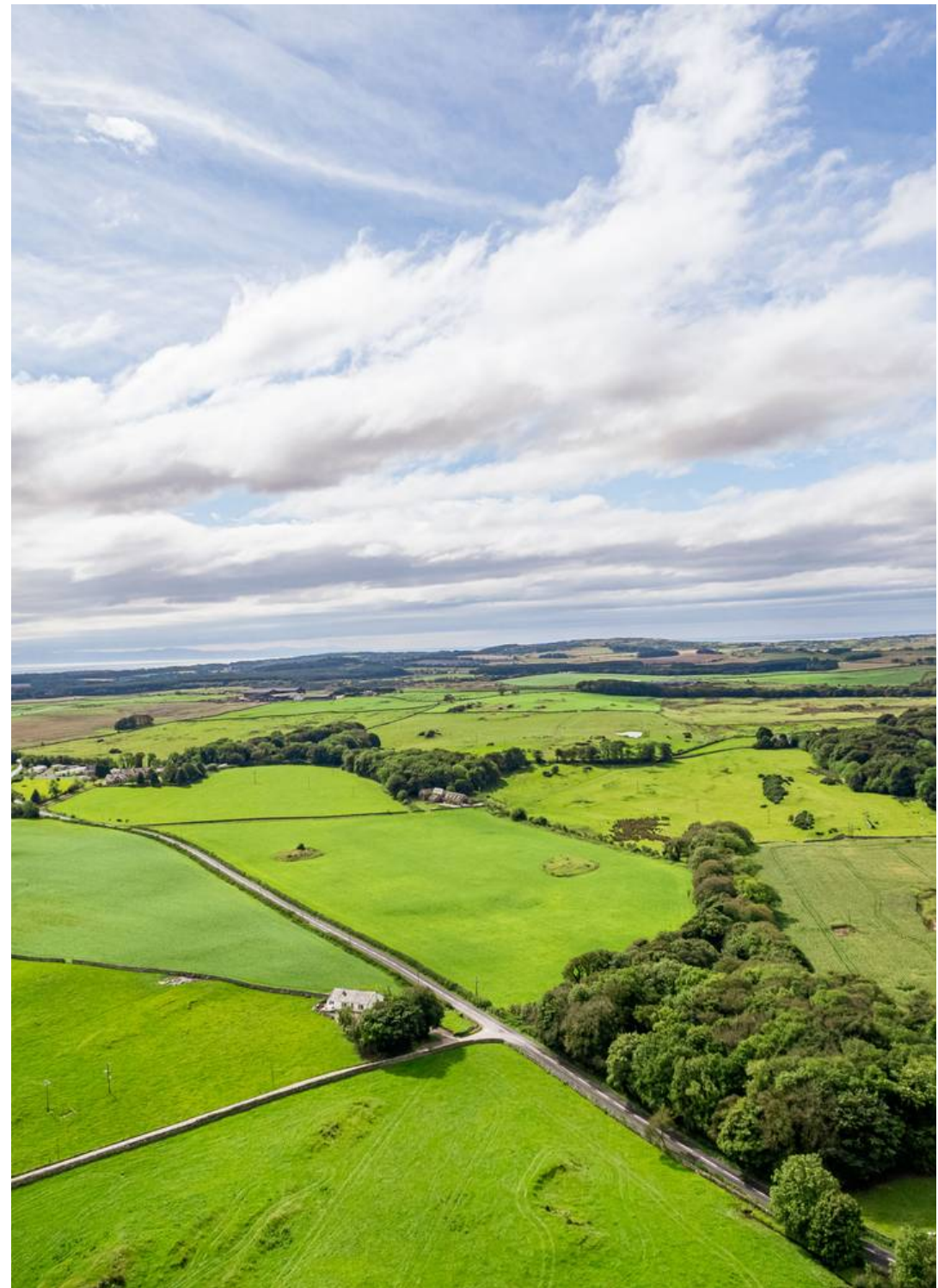
Whithorn, Newton Stewart

An exciting opportunity to acquire blocks of grazing land and woodland extending to 58.89 ha (145.50 acres) with a former grain mill comprising of five traditional stone barns which have scope for development. Available as a whole or in four lots

Tenure: Freehold

## **KEY FEATURES**

- Agricultural land extending to 145.51 acres (58.89 hectares) which includes 10.13 acres (4.10 hectares) of amenity woodland.
- Lot 1 - Land extending to 61.40 acres (24.85ha) with 6.20 acres (2.51 hectares) of amenity woodland with a flighting pond.
- Lot 2- Land extending to 33.54 acres (13.58 ha) including 3.93 acres (1.59 ha) of amenity woodland.
- Lot 3 - Land extending to 50.56 acres (20.46 ha)
- Lot 4 - Former mill building, suitable for conversion subject to necessary consents.
- The land is classed as Grade 4.2 and 3.2 on Land Capability for Agriculture 1:250k (Scotland) classification.
- The land in Lot 1 benefits from a mains water supply.
- The land has been well managed and is in good heart and has the ability to grow a range of arable and silage crops.
- The fencing is in a good state of repair.
- What3words ///human.pacemaker.consented



## **LAND AND BUILDINGS AT CASTLEWIGG, CASTLEWIGG FARM, WHITHORN, DG8 8DP**

145.51 acres (58.89 ha) of good quality, productive agricultural land and buildings with development opportunities subject to necessary consents.

### **Land Details**

#### **Guide Price**

**Whole:** Offers over £920,000

**Lot 1:** Offers over £350,000

**Lot 2:** Offers over £185,000

**Lot 3:** Offers over £295,000

**Lot 4:** Offers over £90,000.

### **Description**

An exciting opportunity to acquire blocks of grazing land and woodland extending to 58.89 ha (145.51 acres) with a former grain mill comprising of five traditional stone barns which have scope for development, subject to necessary consents.

Available as a whole or in four lots. The grazing land lies in three blocks, running next to the public highway and is currently sown down to grass pasture. Fields 3 and 6 are amenity woodland.

### **Former Mill**

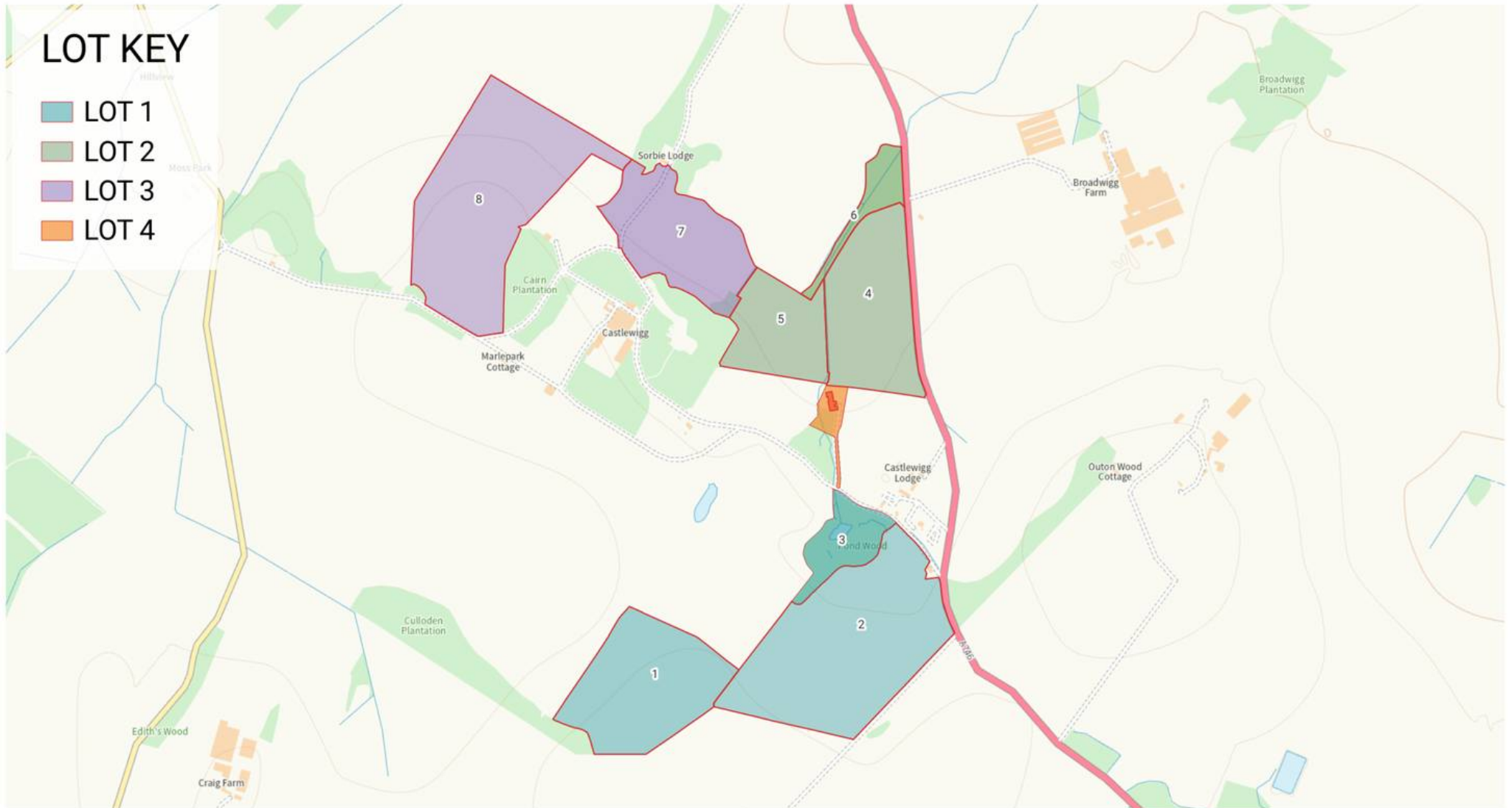
The former mill is of traditional stone build under a combination of, probable, asbestos based and corrugated steel roof types with concrete flooring throughout. The five barns benefits from a 3 phase electricity supply with separate access into each barn and are currently used for storage. The buildings lend themselves to alternative uses subject to necessary consents.

### **Selling Agents**

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY

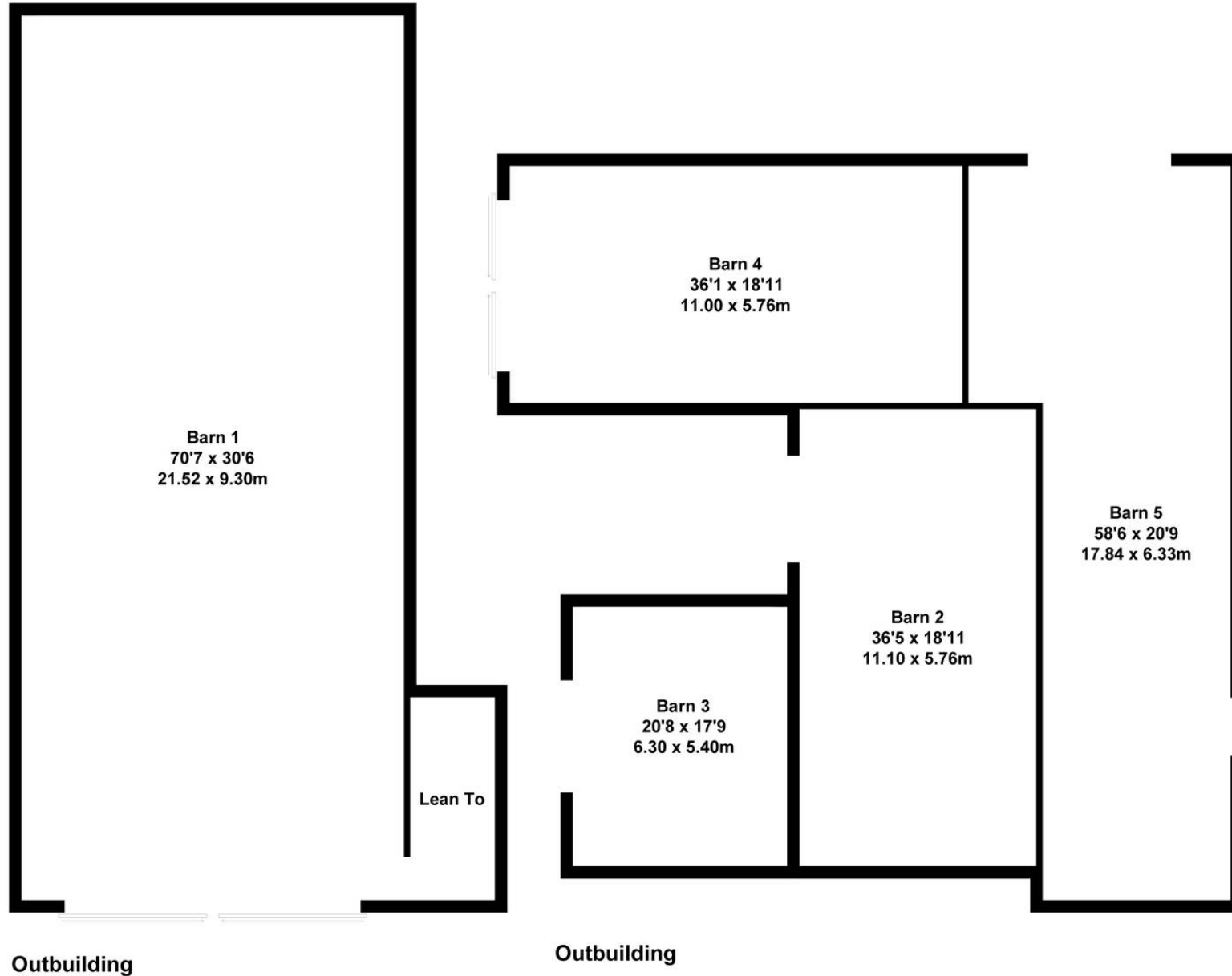


# Land and Buildings at Castlewigg



# Castlewigg Farm

Approximate Gross Internal Area  
4930 sq ft - 458 sq m  
(Excluding Lean To)





## General Remarks & Stipulations

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Mines and Minerals:** All mines and mineral rights are included insofar as they are owned.

**Sporting rights:** All sporting and fishing rights are included.

**BPS:** The land is all registered with SGRPID. The vendors will retain the full payment for 2024.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



## C&D Rural

Lakeside, Townfoot, Longtown - CA6 5LY

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[www.cdrural.co.uk](http://www.cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services,