



Land at Castlewigg, Castlewigg, Whithorn, DG8 8DP

Offers Over £830,000



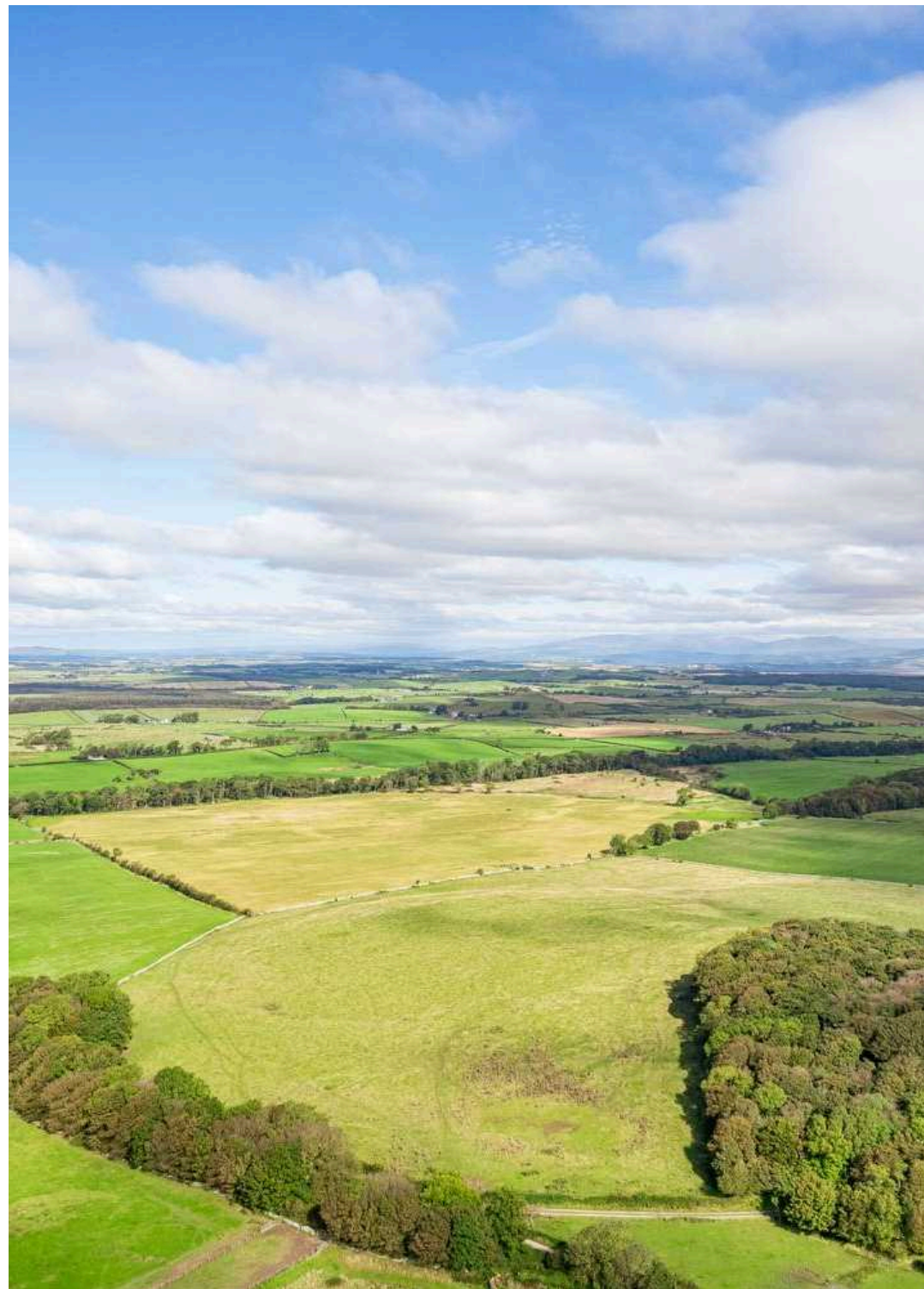
Land at Castlewigg Castlewigg

Whithorn, Newton Stewart

- Agricultural land extending to 144.77 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)
- 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.

An exciting opportunity to acquire blocks of grazing land and woodland extending to 58.89 ha (145.51 acres).

Tenure: Freehold



LAND AT CASTLEWIGG, CASTLEWIGG FARM, WHITHORN, DG8 8DP

58.89 ha (145.51 acres) of good quality, productive agricultural land.

Land Details

Guide Price

Whole: Offers over £830,000

Lot 1: Offers over £350,000

Lot 2: Offers over £185,000

Lot 3: Offers over £295,000

Description

An exciting opportunity to acquire blocks of grazing land and woodland extending to 58.89 ha (145.51 acres).

Available as a whole or in three 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.

Consideration will be given to splitting lots. The roadside field in Lot 2 (Field 4, just over 18 acres) can be split into pony paddocks by negotiation, but in at least one acre blocks.

Selling Agents

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



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.

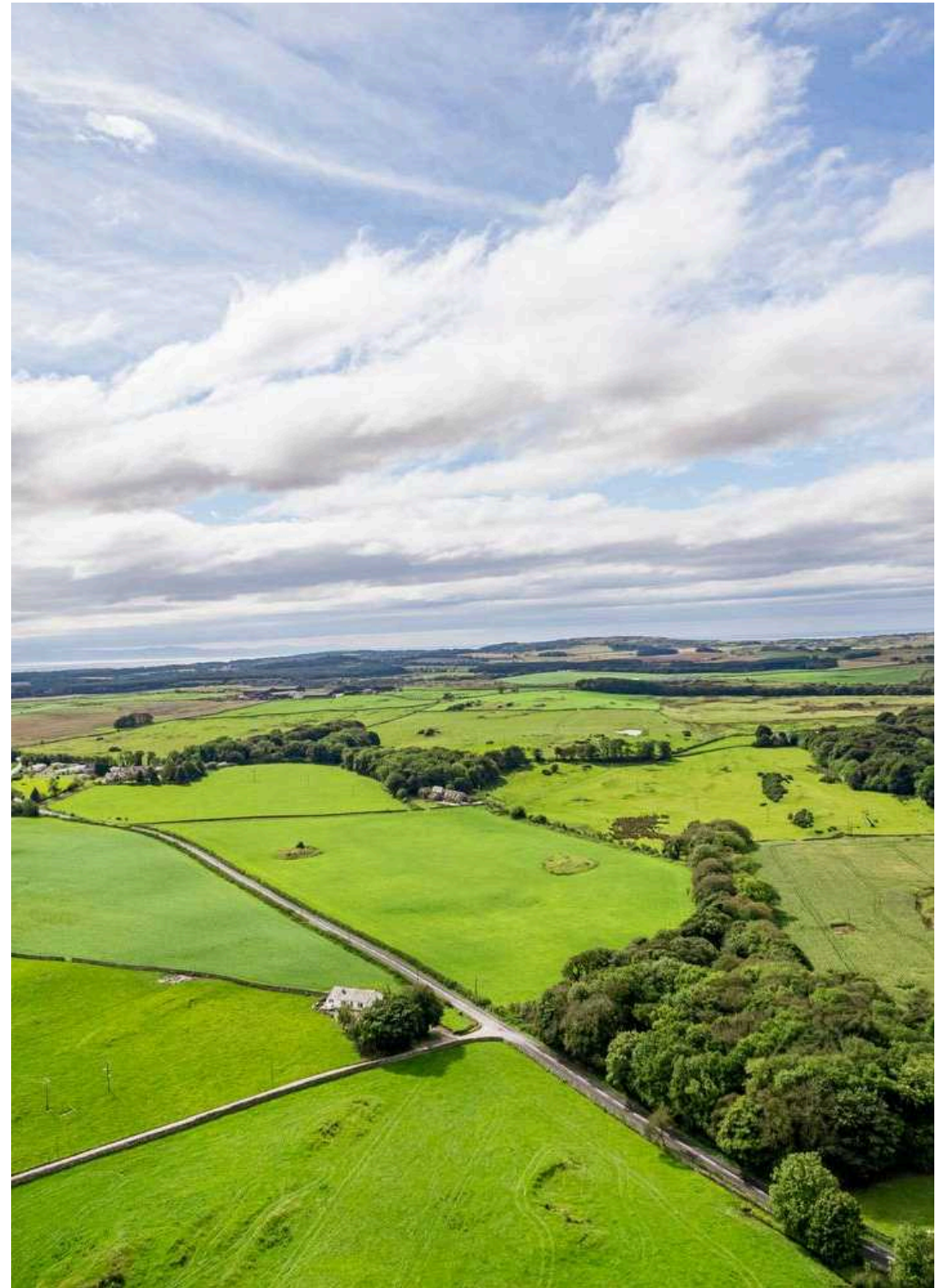
Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The 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 insofar as they are owned.

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

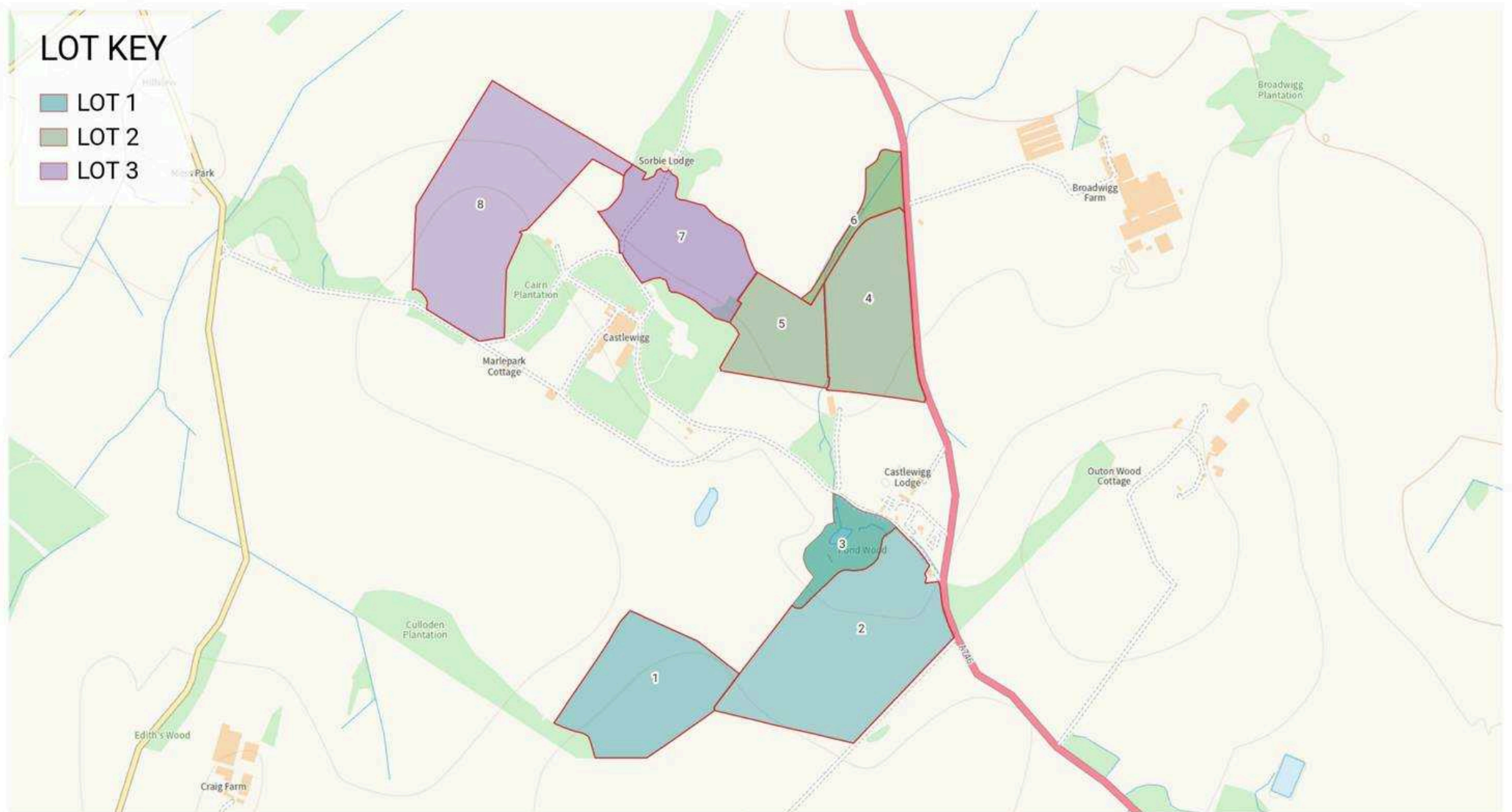
www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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





Land at Castlewigg





C&D Rural

Lakeside, Townfoot, Longtown - CA6 5LY

01228 792 299

office@cdrural.co.uk

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,