



Lot 1 - Land at Castlewigg, Whithorn, Newton Stewart - DG8 8DP

Offers Over £350,000



# Lot 1 - Land at Castlewigg, Whithorn

, Newton Stewart

- Lot 1 - Land extending to 61.40 acres (24.85ha) with 6.20 acres (2.51 hectares) of amenity woodland with a flighting pond.
- 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.

An exciting opportunity to acquire block of grazing land and amenity woodland with a formal flighting pond extending to 24.86 Ha (145.61 acres) .

Council Tax band: TBD

Tenure: Freehold



## **Lot 1 - Land at Castlewigg**

### **Guide Price**

**Lot 1:** Offers over £350,000

### **Description**

An exciting opportunity to acquire block of grazing land and amenity woodland with a flighting pond extending to 24.86 Ha (61.40 acres), running next to the public highway and is currently sown down to grass pasture.

Consideration will be given to splitting lots.

### **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.

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



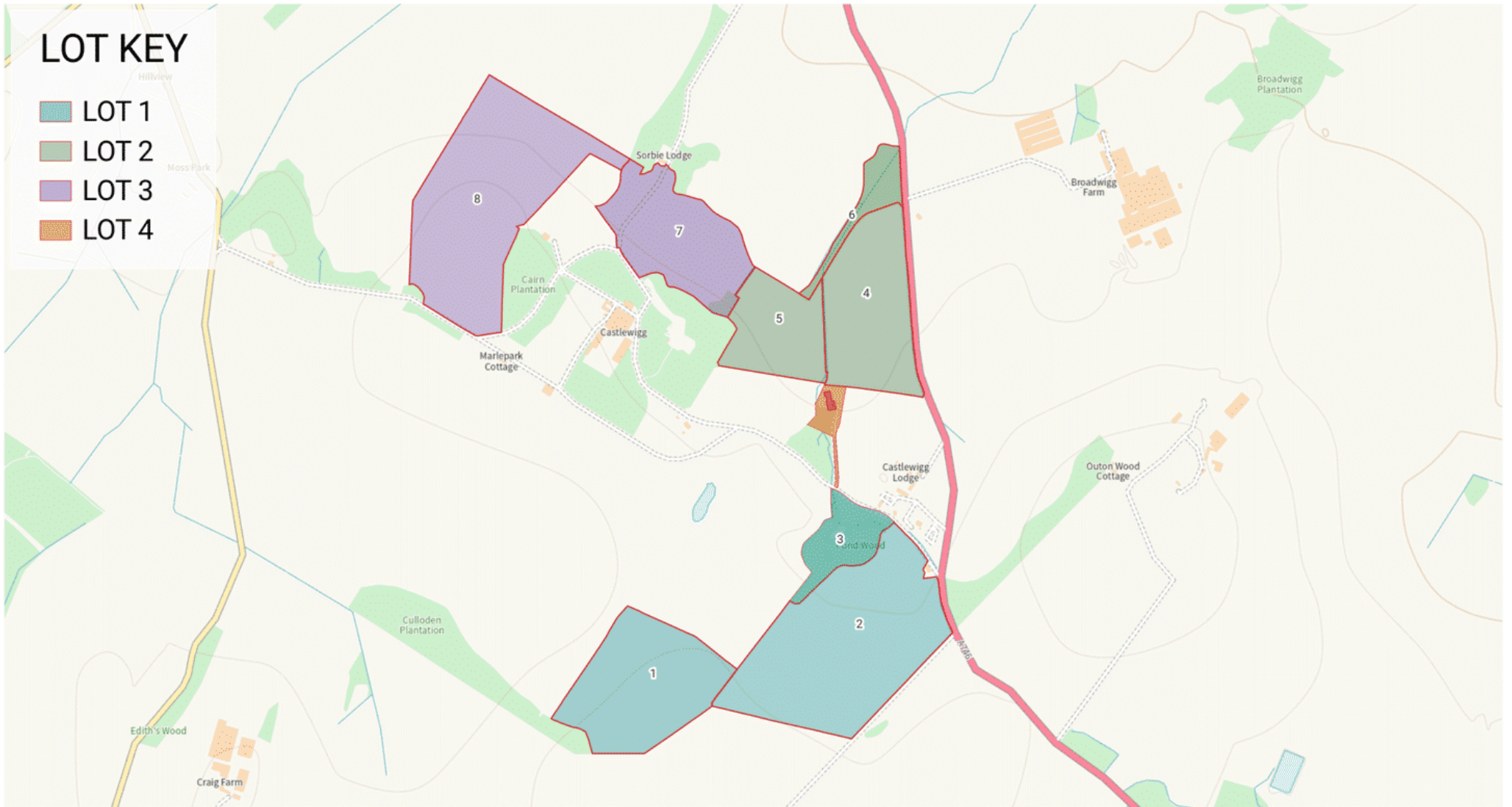
**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**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://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 and Buildings at Castlewigg





## C&D Rural

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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,