

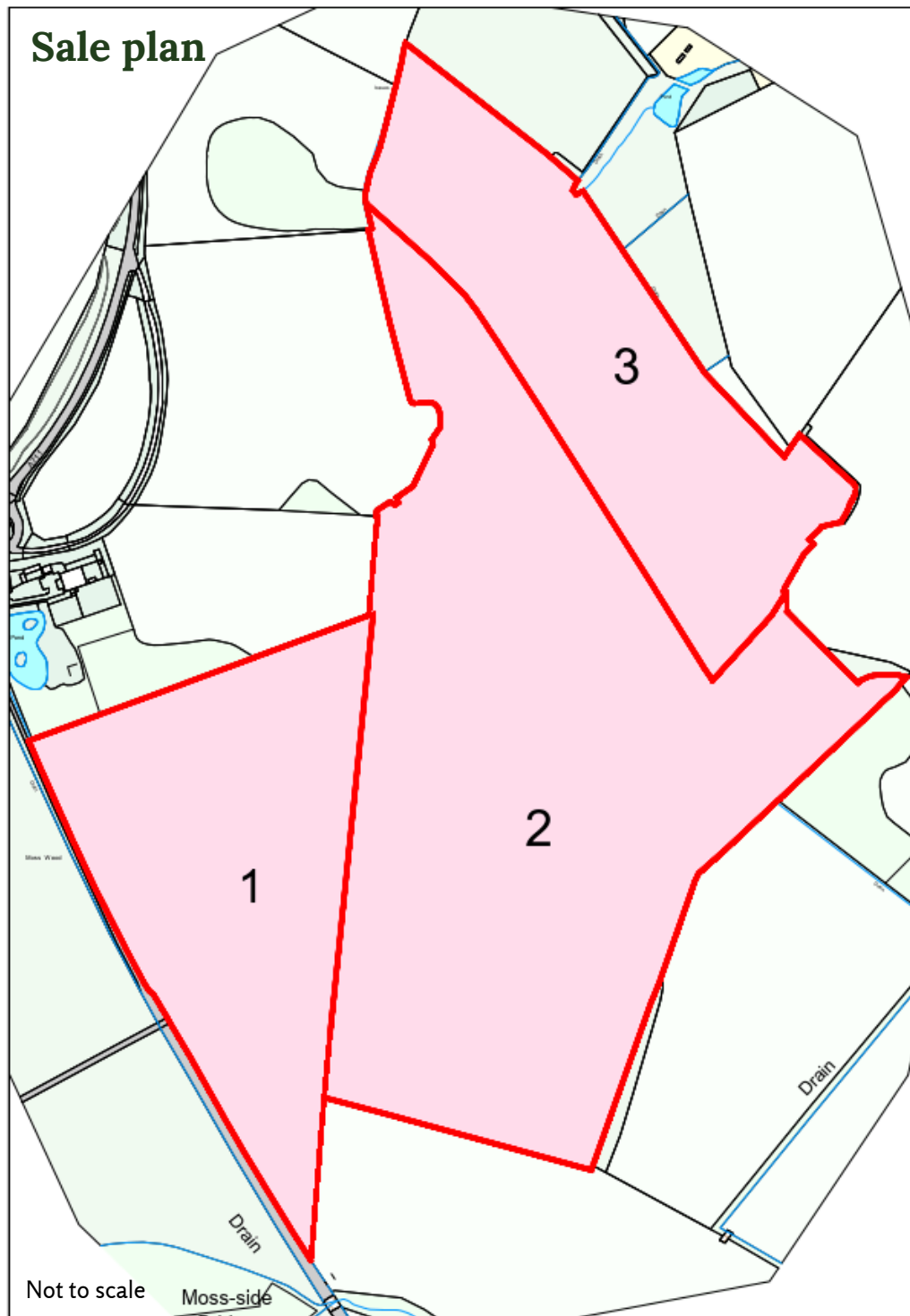


East Dalskairth Moss Wood
Cargenbridge
Dumfries

Located around 3.5 miles from Dumfries town centre, East Dalskairth Moss Wood totals about 84.7 acres

- 19.7 acres established woodland
- 65 acres young broadleavess, scrub land and wetland
- Potential for leisure, sporting or amenity use

Sale plan



East Dalskaith Moss Wood covers around 84.7 acres to the south west of Dumfries and is offered for sale as a whole. The land is made up of a mixture of conifer woodland, young broadleaves, scrub land and wetland. A natural habitat to a wide variety of flora and fauna. The perimeter is well fenced.

Area 1

A total of 7.97 ha (19.7 acres) made up of around 3.32 ha (8.20 acres) mixed conifer and 3.05 ha (7.53 acres) sitka spruce all nearing maturity. There is an additional 1.60 ha (3.95 acres) of young conifer, approximately 15 years old.

Area 2

Total area of 18 ha (44.48 acres).
Mixed young broadleaves, mainly birch and willow with some large mature pines.

Area 3

Extending to 8.30 ha (20.05 acres) of ground suitable for rough grazing with a mixture of young and mature broadleaves interspersed.

The woodland lends itself to a variety of different purposes and is perfect for those with a passion for wildlife and woodland conservation. There is potential for ecological and educational purposes such as a forest school, or for leisure pursuits including a site for glamping, eco-pods or similar, subject to necessary approvals and relevant building regulations.

The mature wood could be used for commercial purposes and there is potential for selective felling and thinning to provide firewood.

There is also sporting potential with Roe deer and Woodcock in residence.

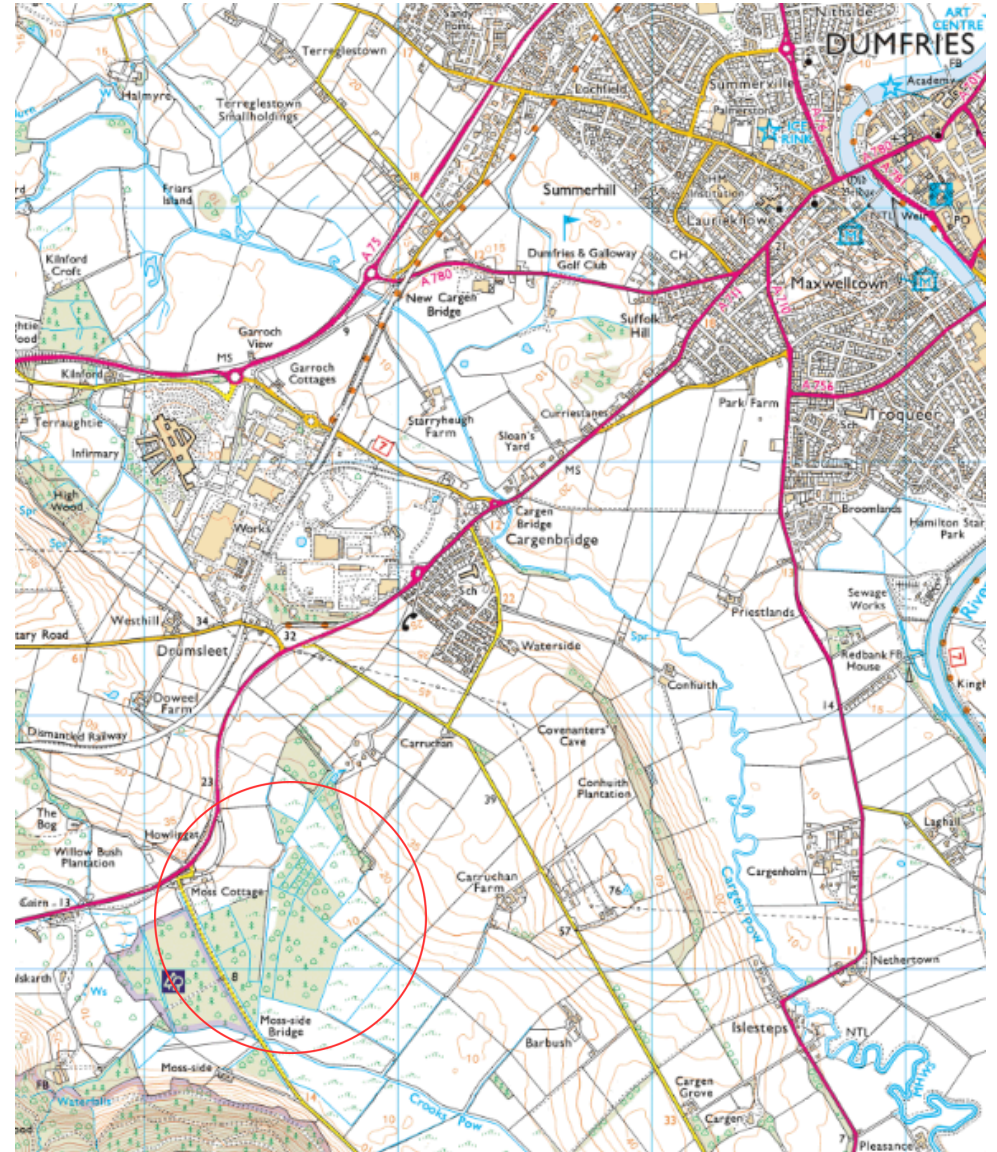


Location

East Dalskairth Moss Wood is situated around 3 miles from Dumfries town centre.

What3Words

Using the What3Words app, enter the following 3 words to find the western edge of the land [///printing.success.plotter](http://printing.success.plotter)



Not to scale

Sale information

Viewing

Strictly by appointment with Stanley Wright 01659 58697.

Entry and Possession

Vacant possession will be given on completion or such mutual time to be agreed by the seller and the purchaser.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Anti Money Laundering Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

Method of Sale

The property is for sale as a whole. It is intended to offer the property for sale as described, but the sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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