

WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Waulkmill Wood

Sorbie, near Wigtown, Wigtownshire. An attractive stand-alone wood of maturing conifers in undulating countryside in Dumfries and Galloway. 5.56 acres freehold for £38,000

Mixed conifers and fringing hardwoods with good access and high amenity close to the Solway Coast.

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Waulkmill Wood, Wigtown, Wigtownshire



Description

Waulkmill Wood lies within a perimeter stone wall on smooth level ground amidst the attractive undulating scenery of south Wigtownshire, near Wigtown Bay on the Solway Coast. The wider landscape is one of grazing fields punctuated by woods, copses and stone walls. The wood fronts a public road which connects with the main A75 trunk route at Newton Stewart 11 miles to the north. Wigtown, Scotland's book town, is a five-minute drive away and the attractive Machars coast is close at hand.

The majority of the site is conifer, with mid-rotation Sitka spruce being the main species, consolidated by pockets of larch and a scattering of Norway spruce. The field edges are dominated by a range of mature broadleaves including ash, birch and sycamore.

Access is excellent with rights for all purposes over the hard track on the south boundary which links with the A714 on the west side of the wood. Waulkmill Wood also benefits from the shared use of a timber-stacking area about 100 metres south of the wood on the west side of the road. Timber harvesting and extraction will not be a problem here.

Being contained wholly within its own perimeter wall, Waulkmill has a strong sense of place and identity. With its wide range of attributes this pretty little wood will appeal to a broad audience.

If It Were Mine

Thinning would benefit the retained stems. Being of an ecological inclination I'd tend to favour the hardwoods to diversify the habitat in time. Either way I can think of few nicer places to spend a day with a chainsaw! The woodland songsters would no doubt appreciate a few nesting boxes.

Please remember some management operations require approval and/or a licence.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download

a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 83

Ordnance Survey Grid References:

- Entrance: NX 436 482
 - Centre of wood: NX 437 481
- Nearest postcode: DG8 8AH

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From Newton Stewart head south on the A714.
- Bypass Wigtown and then pass through the small village of Bladnoch, crossing the river of the same name.
- Continue south for 2 miles to Kirkinner and then on for a further 2.3 miles until you see conifers to either side of the road. Waulkmill is the wood on your left.
- You can park in an area of hardstanding 100 metres beyond the wood on the right (west) side of the road.

Boundaries

The entire boundary is defined by a stone wall (somewhat tumbled by the road, but generally in fair condition elsewhere).

Sporting Rights

The sporting rights are in hand and not let.

Rights Of Way

There is a right of access for all purposes at all times over the tracks **AB** and **EF**, with maintenance according to use.

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Fencing Liabilities

As is usual in Scotland, field boundary maintenance is believed to be shared equally with neighbours.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks
- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

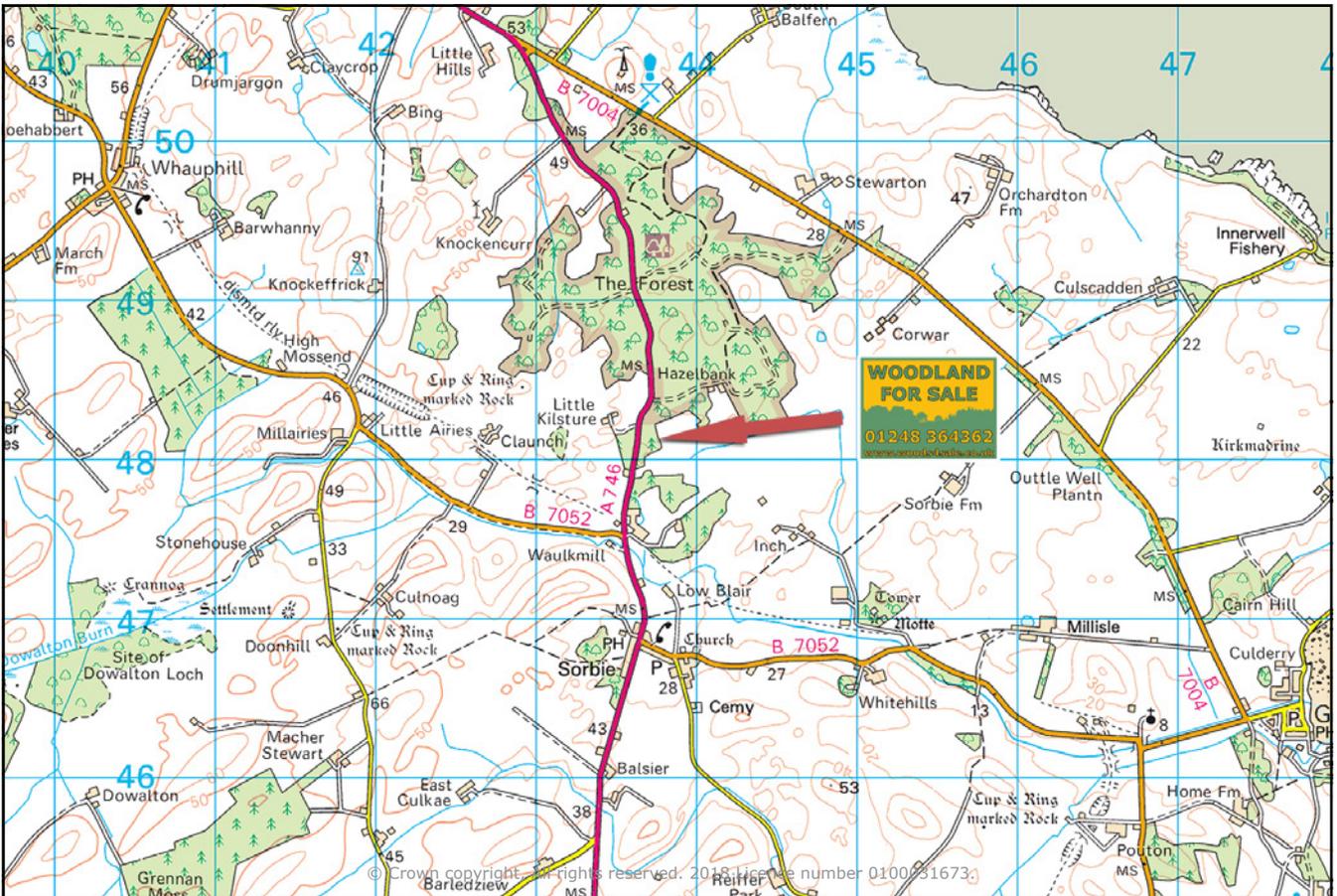
Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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