

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Winniequick Wood

Castle Douglas, Dumfries & Galloway. A stand-alone wood of broadleaves, young conifers and open ground in a delightful rural location. 4.89 acres freehold for £36,000.

An open level area with a superb outlook, a bank of mature hardwoods and a rich ground flora with direct frontage to a public road.

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## Winniequick Wood Castle Douglas, Dumfries & Galloway



### Description

Winniequick Wood lies in open countryside three miles to the west of Castle Douglas (Scotland's renowned food town). The A75 Carlisle to Stranraer trunk route is four miles by road. This connects with the M6 both at Gretna Green and (via the A701) at Moffat. Both are about an hour by car.

Winniequick is essentially a wood of two parts with a bank of mature broadleaves rising up to a more level area which is partially stocked with young conifers. The wood sits amidst unspoilt farmland at the transition between lowland and upland, with pastoral views south over the Dee valley and a more rugged outlook to the northwest.

The upper level area was carved off from an adjacent field a few years ago and planted with Norway spruce. Some of these trees failed leaving a mosaic of grassland and young conifers, from where there are wide views to the Galloway hills.

The lower wood is a bank of mature broadleaves running down to the minor road below. The main species here are beech, oak, ash and sycamore, supplemented by a few elm and scattered woody shrubs including laurel and hawthorn. Beneath are soft grasses, scattered ferns and swathes of bluebells.

When we visited on an early summer's evening we saw plenty of wildlife from roe deer to red kites. There's plenty of evidence of other occupants too with a cacophony of songbirds in the canopy above and badger scrapes on the woodland floor below.

The wood fronts directly onto the minor county road on the lower southeast side.

Take an early look at this wood if the diverse mix of species, ages, terrain and tranquillity appeals. We don't think you'll be disappointed!



### If It Were Mine

I'd maintain a small area of the top meadow for camping and BBQs, sited to take advantage of the views. A light scattering of fruit-bearing trees and shrubs here would also provide enhanced nesting and feeding for the birds.

Aside from collecting fallen deadwood I might fell the occasional larger stem. This would not only feed my log store but would also provide new planting sites to sustain the woodland into the future.

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: 84

Ordnance Survey Grid References:

- Access point: NX 714 620

- Centre of wood: NX 715 621

Nearest postcode: DG7 2PD

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.

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### Directions & Access

- From Castle Douglas head northwest on the A713.
- After passing under the A75, continue for 1.5 miles to Townhead of Greenlaw.
- Turn left onto the B795 signed for Laurieston.
- After 2/3 mile, turn first left (just after crossing the River Dee) onto a minor unsigned road.
- Continue for 1.8 miles, then turn right onto a minor road (identified by a small black and white sign 'Barnboard Farm, Balmachie').
- Winniequick Wood is on your right after ¼ mile (opposite a farm driveway).
- Please park safely nearby and clear of all farm gateways.

### Boundaries

- The southeast boundary (**AB**) is the roadside verge.
- All other boundaries (**BCDA**) are field edge fences.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Rights Of Way

Access is taken directly off the adjacent public road.

### 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 commercial leisure activity; or
- (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.

### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

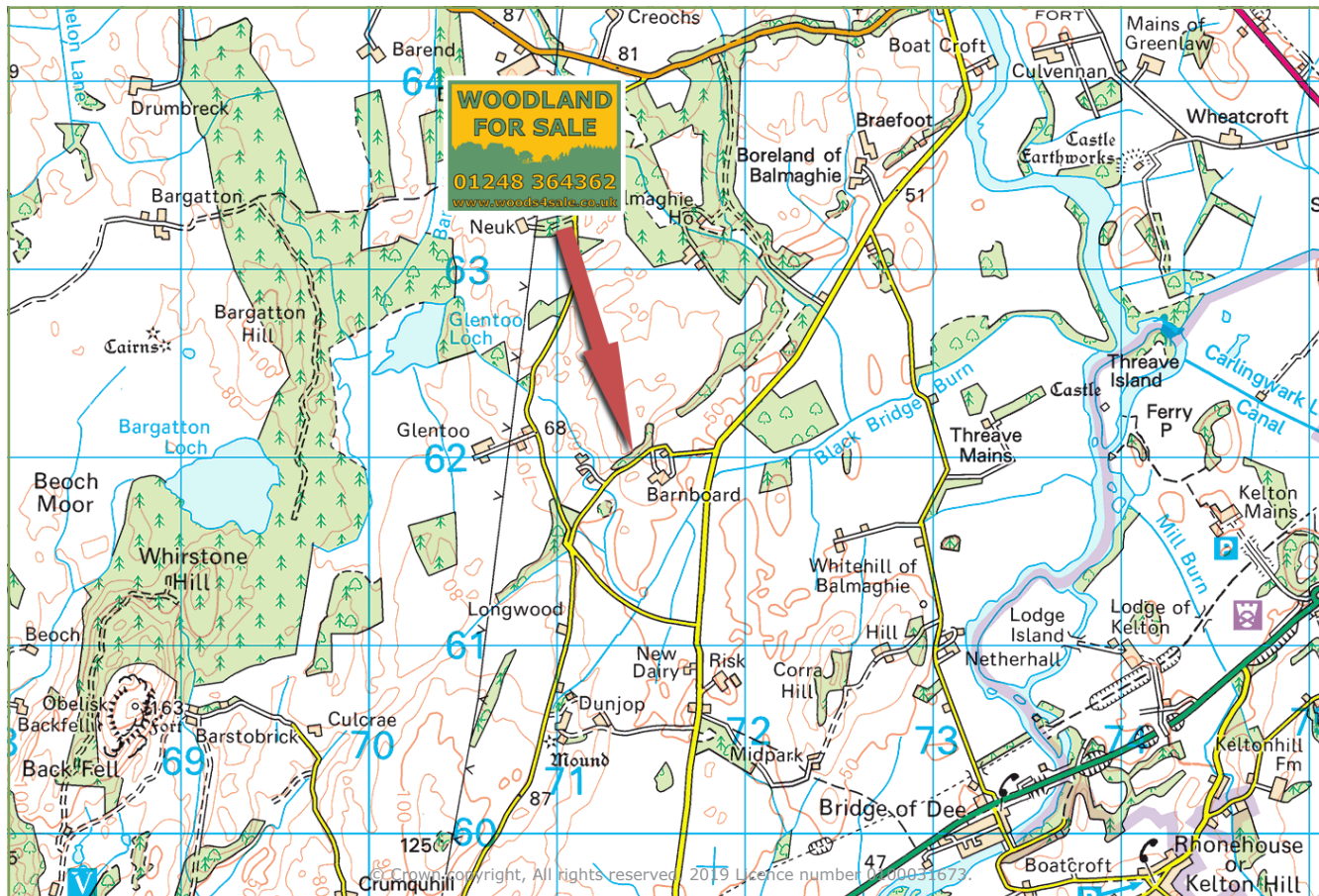
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### Contact

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

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