



PARTON ESTATE WOODLAND

PARTON, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

Galbraith



PARTON ESTATE WOODLAND, PARTON, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

Glengunnoch Wood and Chapelbrae Wood form a mixed former estate woodland and include former sawmill with development potential.

Parton 1 mile ■ Castle Douglas 6 miles ■ Dumfries 23 miles

- Lot 1 - Mixed woodland including sitka spruce and native broadleaves.
- Lot 2 - Former Estate Sawmill with potential for development.
- High Amenity Interest
- Mixed conifer and broadleaf woodland
- Former Estate Sawmill provides possible development opportunity.

Extending to 28.53 hectares (70.49 acres) approximately.

FOR SALE AS A WHOLE AND IN TWO LOTS

	Hectares	Acres	Offers Over
Lot 1	28.53	70.49	£260,000
Lot 2	0.67	1.66	£50,000
Whole	29.2	72.15	£310,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



Lot 2 - Former Estate Sawmill



Looking South



SITUATION

Parton Estate Woodlands forms part of the original Parton Estate. The mixed woodland lies on the north side of Loch Ken, north of the A713 between Castle Douglas and St John's Town of Dalry. The market town of Castle Douglas lies approximately 6 miles to the east of Parton Estate Woodland & Sawmill and benefits from many local businesses. Dumfries, the regions principal town is located 23 miles east, and hosts a wide range of amenities, higher education facilities and the region's main hospital.

DESCRIPTION

Parton Estate Woodlands provide the opportunity to purchase a mixed amenity woodland with close access links to Castle Douglas and the A75. The property has a high amenity interest, with the opportunity to develop the former estate sawmill into a residential property, subject to the necessary consents being obtained.

THE WOODLAND

Parton Estate Woodlands extends to approximately 28.53 hectares (70.49 acres) and all lies to the north of the A713. The land rises from approximately 60m to 160m above sea level at its highest point. There are various accesses into the woodlands. The woodland is predominantly comprised of mixed conifer and mixed broadleaf throughout, with around 7.94 hectares of sitka spruce. The woodland also hosts two ponds which supply water to the neighbouring properties.

We understand the woodland to approximately comprise:

	Hybrid Larch	Mixed Broadleaf	Mixed Conifers	Open Ground	Sitka Spruce	Sycamore	Unplanted	Grand Total
P Year								
1964		7.88	2.74					10.62
1969		0.18			1.12	0.63		1.93
2002	0.66				6.82			7.48
2014		1.44	5.99					7.43
				0.82			0.12	0.94
Grand Total (HA)	0.66	9.5	8.73	0.82	7.94	0.63	0.12	28.4

THE FORMER SAWMILL- LOT 2

Lot 2 comprises the Former Estate Sawmill, which is a unique building which is of stone construction with unique sandstone features. The building is currently used for storage and has tin roof. It is a set adjacent to already converted former Estate buildings. The Former Sawmill is set within its own grounds extending to 1.66 acres (0.67 hectares). The small woodland surrounding the Former Sawmill is predominantly mixed conifer. The building has an established separate electricity supply, but other services would need to be connected from nearby supplies.

METHOD OF SALE

Parton Estate Woodlands is offered for sale as a Whole or in Two Lots.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

The Former Sawmill (Lot 2) has an its own electricity supply. Other services, such as water and drainage would need to be installed by a purchaser. The ponds set within the woodland supply neighbouring residential properties.

NITRATE VULNERABLE ZONE (NVZ)

The land at Parton Estate Woodlands is not included within a Nitrate Vulnerable Zone.

FORESTRY GRANT SCHEME

There are no active Forestry Grant Schemes on the subject land.

FELLING PERMISSIONS

There are no active felling permissions on the subject land.

HISTORIC SCOTLAND

We are not aware of any Scheduled Monuments on the property.

LOCAL AUTHORITY

Dumfries and Galloway Council
English Street
Dumfries
DG1 2DD

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

161 Broom Road
Dumfries
DG1 3ES

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.





SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

The entrance gate posts and guide posts on either side of the entrance road into Parton Woodlands directly off the A713 are not included in the sale. Similarly, the seller will retain a small area on the north side of the access track (approx. 3m x 3m) which is currently fenced off and houses their wheelie bins. All other fixture and fittings within the sale boundary are included in the sale price. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

From Castle Douglas heading north west on the A713 for 6 miles, passing through Townhead of Greenlaw and Stewartry Rugby Club and then through the village of Crossmichael. You will then pass South Lodge on the A713, continue on to the next entrance at North Lodge. The white gate pillars mark the entrance to woodland which lies to the north of the A713. If continuing on the A713, there is a further layby on the right hand side where access on foot can be taken into the sitka spruce woodland.

POST CODE

DG7 3NB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///caressed.weekend.skylights](#)

SOLICITORS

Gillespie, Gifford & Brown LLP
135 King Street
Castle Douglas
DG7 1NA

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

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

ANTI MONEY LAUNDERING (AML) 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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. 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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

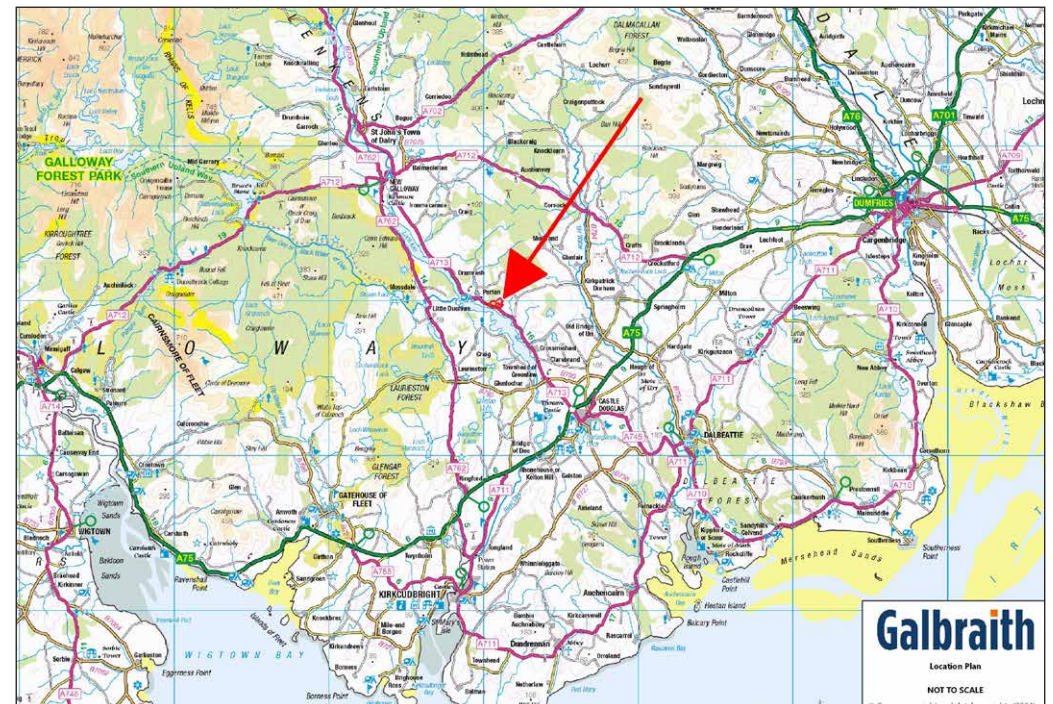
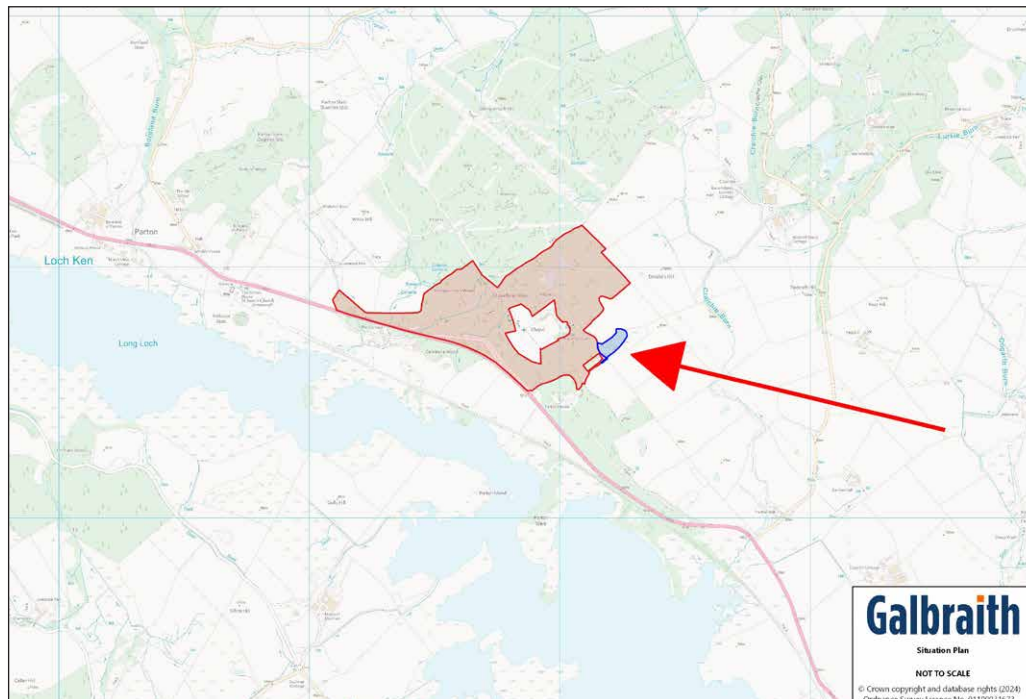
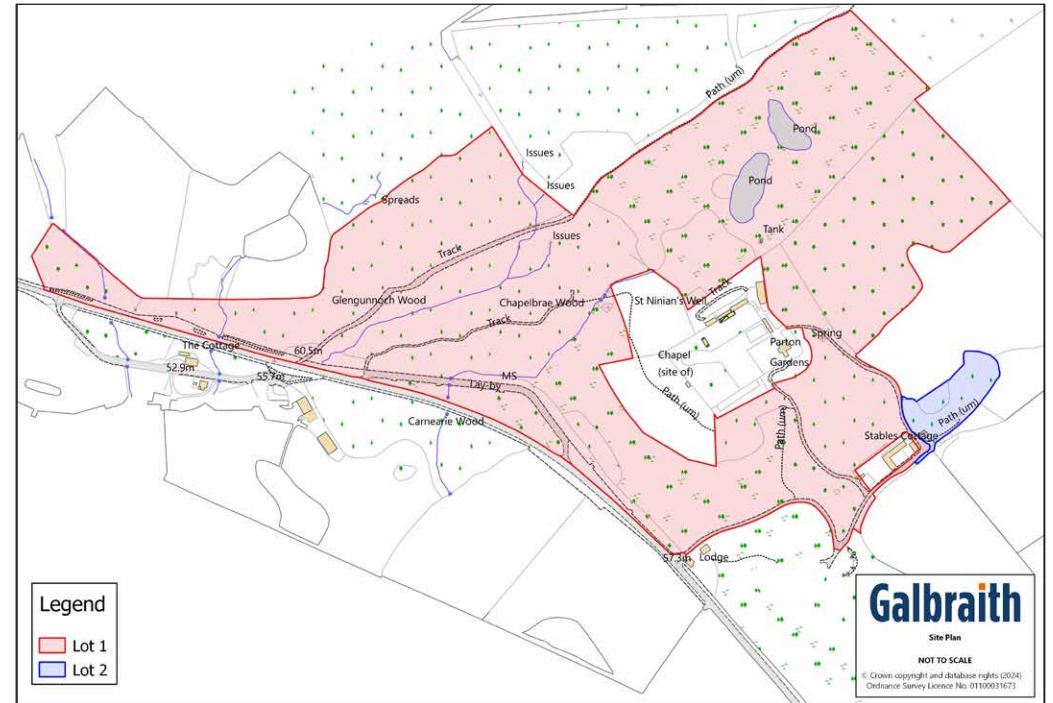
THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

There are rights of access granted to neighbouring residential properties for use of the access track. The private water supply, which is fed by the two ponds in compartment 14 (north) supply the surrounding residential property with water. Although this will be owned, maintenance and upkeep is a shared responsibility for each user. There is also a layby which is owned but maintained by D&G Council and utilised by the public.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024. 9. Japanese Knotweed and Himalyan Balsam have been identified in two small areas within the woodland (Lot 1) with ongoing management and treatment taking place.





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