



## Dungarry Hill Plantation, Auchencairn, Castle Douglas, DG7 1RL

Guide Price **£495,000**





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- 160.48 acres (64.94 Ha) of mixed woodland
- Re-planted in 2022
- Three ponds
- Sporting rights included
- Includes Dungarry Fort Scheduled Monument
- Two points of access with hard road throughout

Tenure: Heritable (Scottish Equivalent of Freehold) Title.





## Description

A unique opportunity to acquire a ring fenced block of mixed woodland amounting to a total of 64.94 ha (160.48 acres).

The previous crop of trees was harvested in 2022 and yielded 13,880 tonnes.

It was replanted in 2022/2023 as follows:

- 34 hectares planted with conifers planted at 2,700 trees per hectare and Broadleaves at 1,600 trees per hectare.
- A total of 68,000 Sitka Spruce, 17,550 Norway Spruce and 2,900 Native Broadleaves have been planted.

The vendor did not apply for any grant aid relating to these works and funded the cost of replanting himself, which included ground preparation, planting, weeding, Weevil spray and road repairs.

Dungarry Hill Fort Scheduled Monument is located in an elevated position on the property and is not planted.

Ideal for rough shooting and there are three ponds, formerly used for duck fighting. Natural watercourses run through the property. A small paddock is at the entrance to the property and is capable of being grazed by neighbouring farmers.

There is a hard road through the plantation with shared access rights to a neighbouring plantation.

## Location

From Auchencairn village turn right at the Primary School. Carry on and go past the cemetery on your right. Follow the road and go past Bluehill Farm on your left. Take the next right turn and follow the road through the farm. Once you reach the cattle grid, that is where the property starts.

what3words: ///bookshelf.craft.penny

## Sole Selling Agents

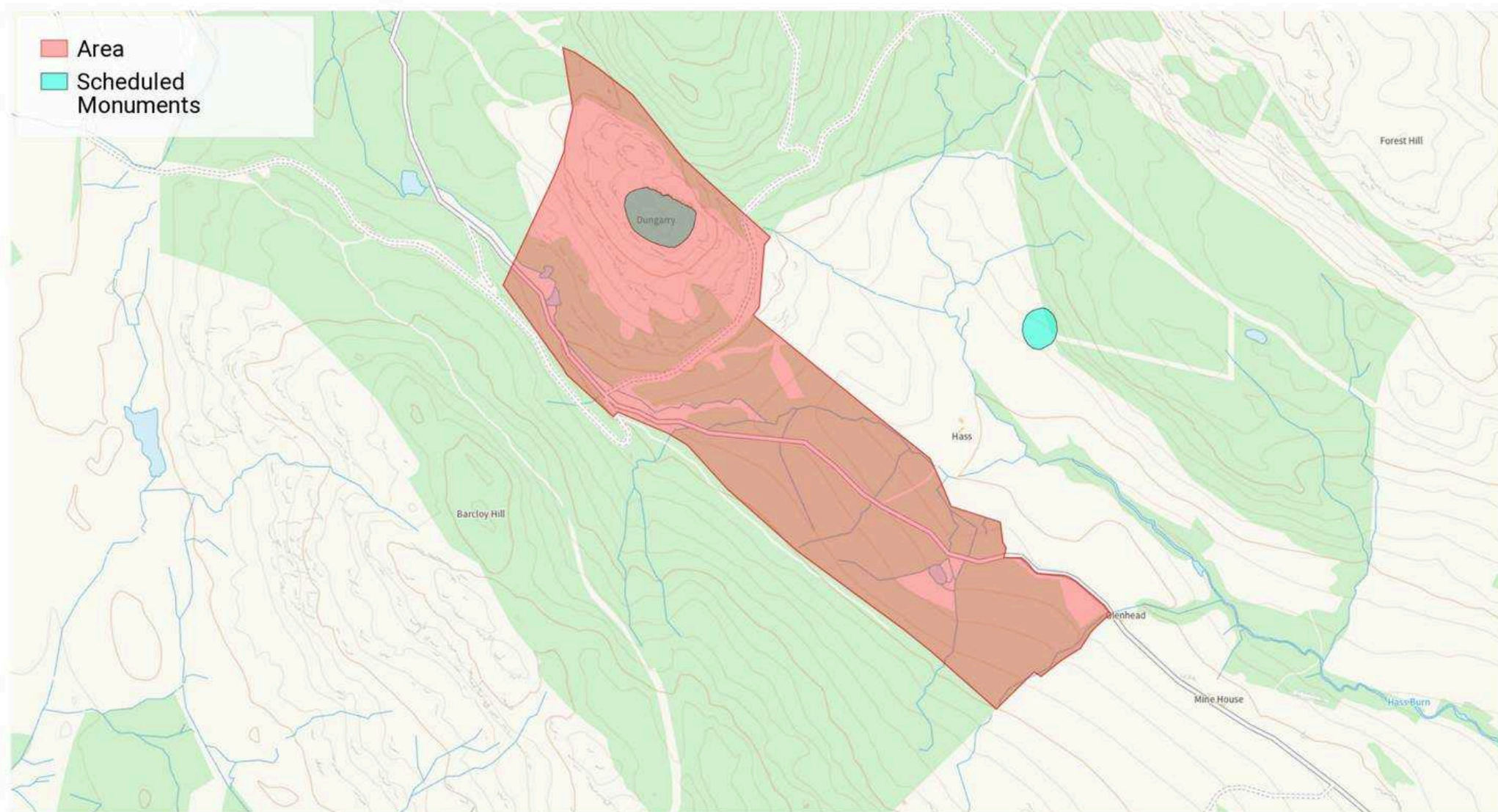
C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





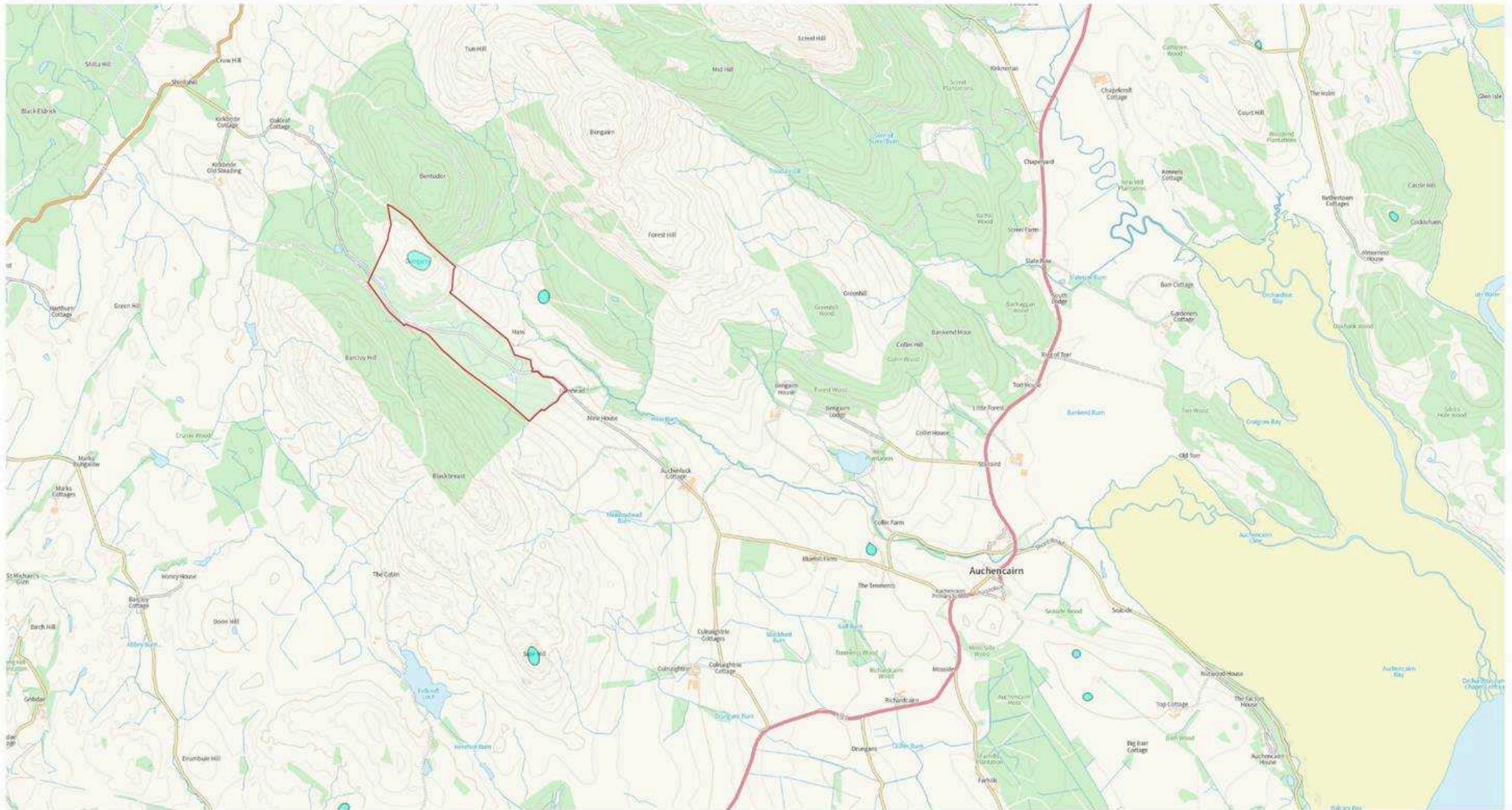








## LOCATION MAP



## 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. There are shared access rights and we understand that repairs are carried out on a use basis, but this should be confirmed by your solicitor.

**Mines and Minerals:** All mines and mineral rights are included insofar as they are owned.

**Sporting rights:** All sporting and fishing rights are included insofar as they are owned.

**Timber:** All standing timber is included in the sale.

**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://facebook.com/cdrural) and Instagram on [@cdrural](https://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 your brochure.





## 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, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.