



**Land at Cleughburn Wood, Auchenskeoch,
Dalbeattie, DG5 4PF**

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“Rare opportunity to purchase a woodland plot of approx. 4 acres in a beautiful, peaceful location with country views, stream and large pond.”

LOCATION

The land at Cleughburn Wood sits in an idyllic location alongside the B793. It enjoys beautiful views over the surrounding countryside, towards the foothills of Criffel. The property is located only a few miles away from the Solway Coast. It is approximately 6 miles from Dalbeattie, 12 miles from Castle Douglas, the “Galloway Food town” and 15 miles south west of Dumfries, where a range of amenities can be found. The area provides excellent outdoor activities such as yachting at Kippford, 18 hole golf courses (Colvend Golf Course and a Championship course at Southernness), fishing in lochs and rivers, various nearby beaches, the 7 Stanes mountain bike trails and walks in the nearby Dalbeattie and Mabie Forests and along the Solway Coast. There is a Wildlife Reserve at Mersehead on the Solway Coast and Bainloch Deer Park nearby.

DESCRIPTION

Cleughburn Wood extends to approximately 4 acres and comprises mainly deciduous woodland, with a large pond at the centre of the plot. The Cleugh burn also runs through the plot. There are access gates to the middle and bottom of the plot but as the land benefits from extensive

road frontage, further access points could be created, subject to obtaining the necessary permissions.

Historically, a water turbine was installed in 1929 at the bottom of the plot by Gilbert Gilks and Gordon of Kendal. There is also a King Edward VII 1902 coronation granite drinking fountain located at the lower edge of the plot, where the Kirkgunzeon road meets the B793, suitable for use by horses and dogs. It is not currently in working order but could be reinstated. The large pond had previously been stocked with brown and rainbow trout and could be restocked. There is also a sluice gate at the top of the Cleugh Burn, which could be reinstated.

Cleughburn Wood is abundant in wildlife, with a variety of bird species and other animals such as deer and otters, regularly visiting.

This plot presents a unique and rarely available opportunity to purchase land which could be utilised for holiday lodges or a campsite, subject to obtaining the necessary permissions. Alternatively, this woodland offers any purchaser a peaceful amenity plot to enjoy nature and wildlife.

SERVICES

The plot is not currently served by utilities. Electricity is available nearby. The neighbouring properties of Lodge Wood Cottage and Auchenskeoch Lodge have private septic tanks located within the plot at Cleughburn Wood.

LOCAL AUTHORITY

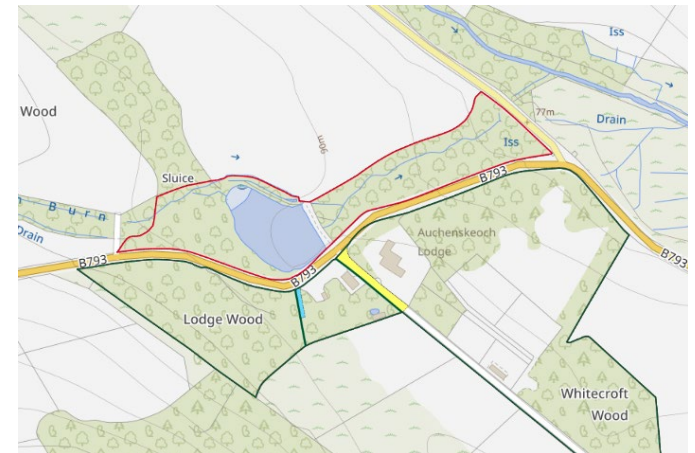
For planning advice and enquiries, please contact Dumfries & Galloway Council on 01387 260 830 or visit the Planning section of their website.

VIEWING

Prospective purchasers may view unaccompanied. Viewers are best to park at the entrance to Bennel Wood, which is located close to the upper end of the land. What 3 Words reference: ///washing.cool.brightens. There is also parking available at the lower end of the land, by the Kirkgunzeon Road. What 3 Words reference: ///mailboxes.firewall.bring.

OFFERS

Offer in Scottish legal form should be submitted 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.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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