



## Craigview Wood Dumfries & Galloway

A delightful conifer wood with rough grassland, located in rural Dumfries and Galloway, in a quiet and secluded location; extensive views across the surrounding countryside.

### Details

**Price:** £45,500 Freehold

**Location:** Glenlochar, Caastle Douglas, Dumfries & Galloway

**Size:** Just over 2  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 84

**Grid ref:** NX 718 625

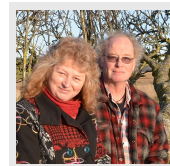
**Nearest post code:** DG7 2PB

### Local manager

**David and Sarah Alty**

07795 104 594

[dauidandsarah@woodlands.co.uk](mailto:dauidandsarah@woodlands.co.uk)



## Description

Craigview wood occupies level ground on the west side of a broadleaf woodland, about 3 miles west of Castle Douglas. The main A75 trunk route is just five minutes to the south giving easy access to Galloway and Carlisle.

The wood was planted with conifers about fifteen years ago which have now become well established. Current owners have made many improvements including access and have installed all new fencing and gates. In addition they have added two stock or pony paddocks, with post and rail fencing. To the north west there are wonderful panoramic views of a wide sweep of the Galloway Hills.

The wood presents a wonderful blank canvas on which to create a rich habitat of new native woodland broadleaf shrubs and woodland flowers, in conjunction with a superb location for camping and recreation.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

A number of [Sitka spruce](#) have been planted which have now become well established

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### Wildlife

Thanks to the adjacent woodland and the general lack of disturbance, the area is rich in wildlife. Both [red](#) and [roe](#) deer are present, as are badgers, foxes and stoats. Kites, sparrow-hawks and buzzards are also resident along with a variety of songster and moorland birds. [Ospreys](#) can be viewed at nearby RSPB Nature Reserve. A [red Kite](#) feeding station is located a short distance away facilitating frequent sightings of these avian acrobats.

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### Features

The woodland has access to a very useful small spring located adjacent to the main access track.

A temporary dwelling in the form of a 12 foot yurt with a wood burning stove, futon bed and many other extras, has been in place in the summer months. This can be made available by separate negotiation.

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### Access, tracks and footpaths

Access into the wood is via a right of way across a neighbouring field and through the surrounding woodland.

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### Rights and covenants

The sporting rights are owned and included in the sale.

A shared maintenance clause covers all shared rights of way with liability according to use.

A covenant is in place over the land:

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.

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### Activities

An ideal location for conservation and recreation. The quiet elevation lends itself to an overnight camping stop or maybe the construction of a small cabin within the [hutting framework](#).

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### Local area and history

Craigview Wood is a beautiful and secluded woodland retreat. Local activity facilities include; canoeing at nearby Loch Ken and on the river Dee, horse riding, hillwalking and stargazing, including recent spectacular views of the northern lights: the wood is

within the Galloway dark skies area. Threave Castle and Castle Douglas food town are a short walk or cycle from the site. The surrounding roads are quiet and suitable for cyclists and horse riders.

The site is next to Balmaghie Parish where the [Galloway Hoard](#) was found.

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## How to find this woodland

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You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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## Directions

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- Craigview Wood is located about 3 miles west of Castle Douglas, to the north of the A75.

**For Directions From Bing Maps [CLICK HERE](#)** enter your own postcode (Craigview Wood entrance coordinates are already entered) and click on the blue "Go" box.

**For Satnav;** the postcode **DG7 2PB** is for the point shown by the red dot on the location map.

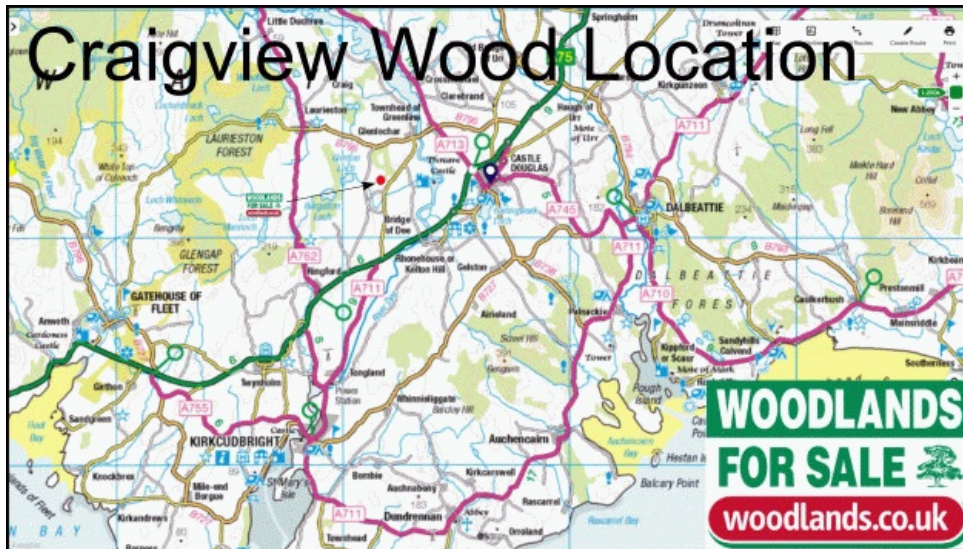
**what3words:** ///salon.headliner.upper

### Or, use our directions:

- Heading west on the A75 continue for about 4 miles past Castle Douglas.
- Turn first right onto the minor road signed for Crossmichael.
- Continue on this road for about 2 miles until you see a wood adjacent to the road on your right.
- The field entrance gate is about 30 metres after the end of this wood on the opposite (left) side of the road.
- Please park safely nearby and clear of all farm gateways.
- Walk across the field for about 200 metres to enter the wider woodland via the field gate with a woodlands.co.uk.
- Walk up the woodland track for about 100 metres then turn left onto an unsurfaced track just before the pond.
- After 170 metres enter Craigview Wood through a signed, gated entrance.

**Boundaries:**

The boundaries of the wood are as shown on the detail map.





**Map Legend**

**Craigview Wood**

Roads and Public Highways

Tracks etc with rights of way for the wood

Other private woodland tracks

Public Footpath

River, stream or lake

Railway

Slope

House or cottage

GPS/Satnav, map location of nearest postcode

Wooden or metal gates

Ride stops

Fence or boundary posts

Stone wall

Trees, broadleaves

conifers

coppice

Clearings, grasslands

Hedge

Wetland, rushes

Park here

'For Sale' sign location

**WOODLANDS FOR SALE**  
woodlands.co.uk

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract.