

**FOR SALE**

**LAND AT MOSSPARK**

Sorbie, Newton Stewart  
Dumfries & Galloway  
DG8 8AR

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS





# Land at Mosspark

Sorbie. Newton Stewart  
Dumfries & Galloway, DG8 8AR

The Land at Mosspark is situated in Dumfries & Galloway, approximately 2 ½ miles to the south-west of the small village of Sorbie.

Extending to approximately 114.97 acres (46.53 ha) or thereby, the land is suited to livestock grazing or afforestation subject to the correct consents. The land has environmental opportunities such as groundwater dependant eco systems and woodland creation potential.

Lot 1 – 97.46 acres (39.44ha).

Lot 2 – 17.51 acres (7.09ha).

Whole – 114.97 acres (46.53ha).

Newton Stewart – 15 ½ miles, Wigtown – 9 miles.

## Selling Agents

Davidson & Robertson  
162 King Street  
Castle Douglas  
Dumfries & Galloway  
DG7 1DA

Tel: 01556 502270  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)

## Situation

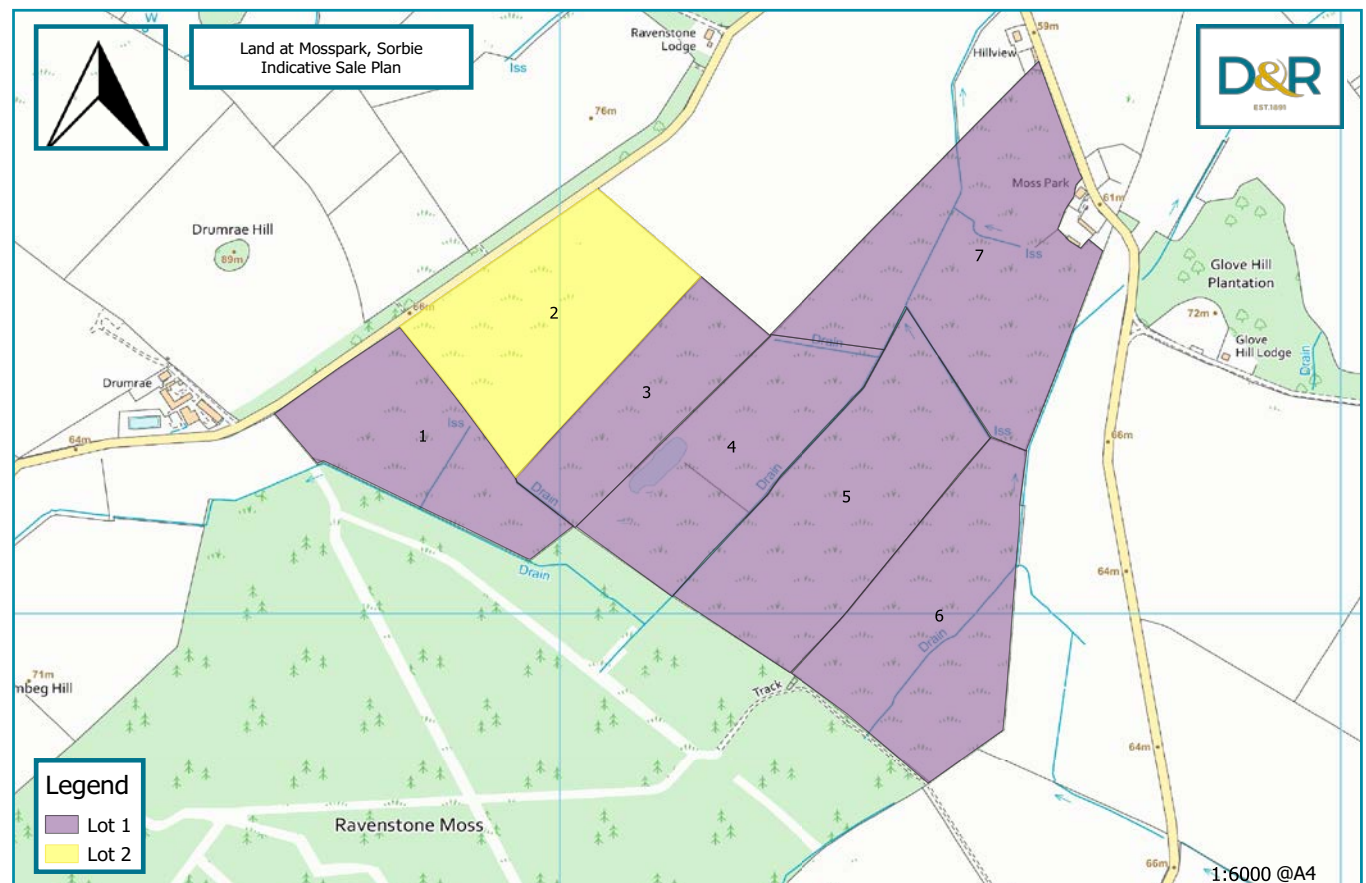
The Land is situated approximately 9 miles south of Wigtown and approximately 15 ½ miles to the South of Newton Stewart. Port William is approximately 6 miles to the West. Castle Douglas lies approximately 45 miles to the east.

## Access

There is access to the property from two minor public roads to the north and east.

## Directions

The land lies about 15 ½ miles generally to the south of Newton Stewart and the A75. From Newton Stewart, take the A714 through Wigtown and over the River Bladnoch, then join the A746 heading through Kinkinner and Sorbie. Once through Sorbie, continue along the A746 for about ½ mile and then take the first junction off to the right, signposted Ravenstone and Port William. Travel for around 2 miles along this road, and Lots 1 and 2 are directly to the left.



Field number	Acres	Ha	Description
<b>Lot 1</b>			
1	12.16	4.92	RG/Scrub/PP
3	9.86	3.99	Scrub/RG
4	13.96	5.65	RG/Scrub
5	19.55	7.91	RG/Scrub
6	18.16	7.35	RG/Scrub
7	23.77	9.62	Grazing/RG/Scrub
	<b>97.46</b>	<b>39.44</b>	
<b>Lot 2</b>			
2	17.51	7.09	Silage/RG
	<b>17.51</b>	<b>7.09</b>	

### Description

The Land at Mossparc extends to approximately 114.97 acres (46.53ha). The land mainly consists of areas of rough grazing and permanent grassland and includes some areas of gorse and scrub/weed infestation. In general, the land would benefit from a program of active management; there is some land within Lot 2 which is used for silage cropping.

The land lies approximately 60 m to 70 m above sea level.

### Forestry

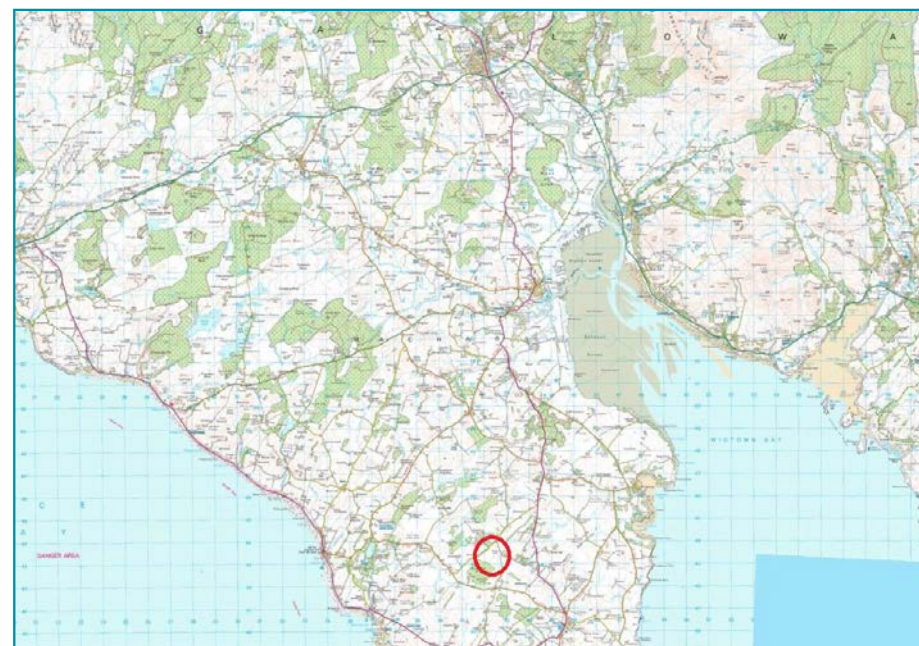
The land at Mossparc is classed predominately as F4 on National Capability for forestry scale, with F4 being defined as land with moderate flexibility for the growth and management of tree crops making new woodland creation an attractive option.

### Environmental Opportunities

The site also has significant environmental capital which would contribute to any corporate social responsibility strategies. It is understood that there are a groundwater dependant ecosystems and habitats on the site. There is potential for limited peat restoration, woodland creation to sequester carbon and water quality improvement schemes subject to further investigations.

### Development

The Seller is not aware of any planning applications on this property however prospective purchasers shall make their own enquires with regards to history and any potential for change of use.







## General Information

### Entitlements

The BPS entitlements for the land are excluded but could be made available by separate negotiation.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the seller's title.

### Solicitors

McCormick & Nicholson  
66 Victoria Street  
Newton Stewart  
DG8 6DD  
01671 402813

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Local Authority

Dumfries & Galloway Council  
English Street  
Dumfries  
DG1 2DD

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Surveys

For the avoidance of doubt prospective purchasers should make their own enquires and carry out their own due diligence. Please note that if Prospective Purchasers wish to carry out any surveys then access and consent must be agreed in advance with D&R.

### Viewing

By strict appointment with the Selling Agents, Davidson & Robertson. Telephone 01556 502270 or via email sales@drrural.co.uk. All viewing to be organised with the Selling Agent. Please note that compliance with all current COVID 19 regulations and guidance must be adhered to.

### Date of Entry

By mutual agreement.

### Important Notes

### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### 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.

There are overhead power lines crossing over the property which are understood to be on wayleaves.

It is understood that the fields benefit from a mains water supply; should the property be sold in lots then discussion can be had with the Seller about splitting the supply.

### Particulars & Misrepresentation

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

Particulars updated March 2021, Photos taken June 2020.

