

An aerial photograph showing a vast, dense coniferous plantation in the foreground and middle ground. The plantation is surrounded by rolling green hills, some with stone walls, and patches of bare trees. In the distance, there are more hills and a few wind turbines under a blue sky with scattered clouds. The overall scene is a mix of natural and managed landscapes.

Galbraith

**LANGTOO PLANTATION**  
CORSOCK, CASTLE DOUGLAS

# LANGTOO PLANTATION, CORSOCK, CASTLE DOUGLAS

**Well Established, Predominantly Conifer Woodland  
with Roadside Access**

Corsock 0.5 miles ■ Castle Douglas 11.3 miles ■ Dumfries 16.1 miles

**Acreage 17.99 acres (7.28 hectares)**

**Offers Over £130,000**

- Mature plantation with Sitka Spruce & Native Broadleaves
- Close proximity to Corsock village
- Direct access off minor public road

**FOR SALE AS A WHOLE**

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com



## DESCRIPTION

Langtoo Plantation extends to approximately 17.99 acres (7.28 hectares) and is a self-contained block lying to the north of the U174S public road. The woodland can be accessed directly from the minor public road via a lay-by/loading area. The woodland was established in 1999 and is stocked with mostly Sitka spruce with smaller portions of natural regeneration and native broadleaves on the outer edge. The woodland is of a good practical size and is predominantly enclosed by stone dykes. The woodland provides an attractive amenity opportunity with the potential for future revenue from timber sales.

## METHOD OF SALE

Langtoo Plantation is offered for sale as a whole.

## LOCAL AUTHORITIES

Dumfries & Galloway Council  
109-115 English Street  
Dumfries  
DG1 2DD

Scottish Forestry  
South Scotland Conservancy Area Office  
55/57 Moffat Road  
Dumfries  
DG1 1NP

## 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.

## DIRECTIONS

If arriving from the south, from the village of Crocketford, head along the A712 for approximately 6 miles until Corsock is reached. Then turn left on to the U174S and continue along this road for approximately 0.3 miles where Langtoo Plantation sits on the right hand side. If arriving from the north, from the village of Balmaclellan, head along the A712 for approximately 7.5 miles until Corsock is reached. Then turn right on to the U174S and continue along this road for approximately 0.3 miles where Langtoo Plantation sits on the right hand side.

## POST CODE

DG7 3DP

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: standards.lately.lemons

## SOLICITORS

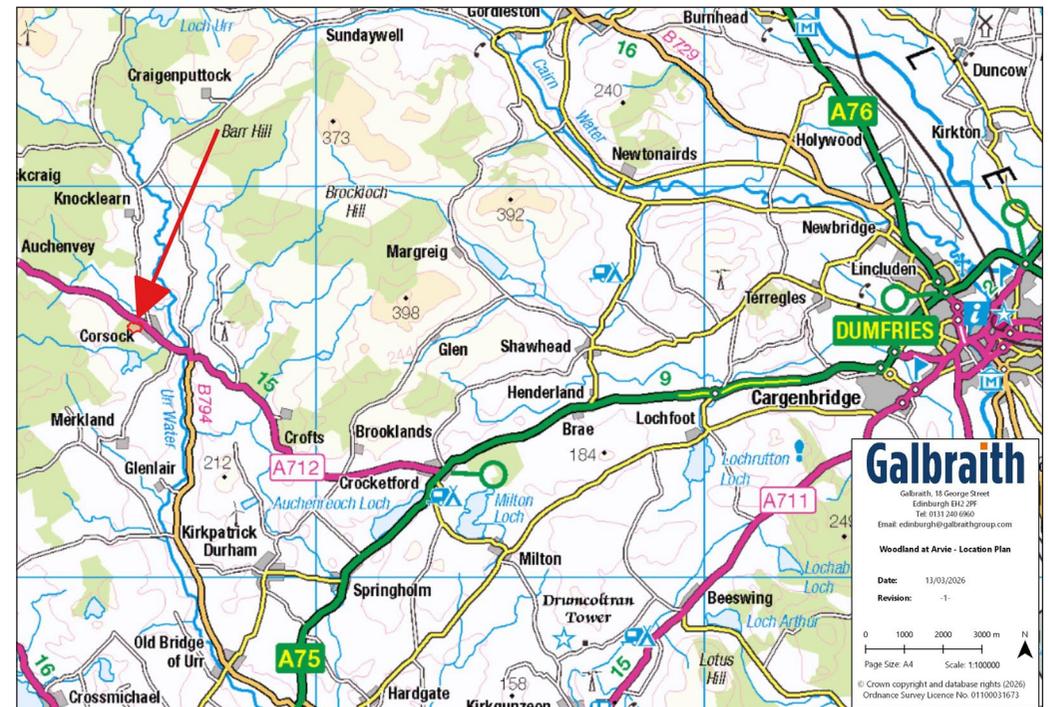
Walker & Sharpe, 37 George Street, Dumfries, DG1 1EB

## 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 a woodland and appropriate caution should be exercised at all times during inspection particularly in reference to the uneven land, livestock 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.

### FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

### 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. Photographs taken in February 2026

