

WOODLAND AT LITTLE SYPLAND

Kirkcudbright | Dumfries and Galloway

Galbraith



Mixed Broadleaf Woodland with Two Wind Turbines on a Feed in Tarriff contract



Kirkcudbright 3.7 miles | Castle Douglas 7 miles | Dumfries 22 miles

(All distances are approximate)

Acreage 33.22 acres (13.04 hectares)

Two 10 kW Evoco Wind Turbines

Feed in Tarriff contract

Mixed broadleaf woodland established 2012

Amenity woodland with benefit of turbine income

Direct access from public road

Offers Over £150,000

FOR SALE AS A WHOLE

Galbraith

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galbraithgroup.com

Situation

The Woodland at Little Sypland is located between the towns of Kirkcudbright and Castle Douglas, situated directly to the south off the public road B727, allowing for easy access. The market town of Castle Douglas lies approximately 7 miles to the north, and Kirkcudbright 4 miles to the south west, both towns providing local amenities and businesses. Dumfries, the regions principal town, is situated to the north east and hosts a wide range of amenities, higher education facilities and the region's main hospital.

Description

The Woodland at Little Sypland provides the opportunity to purchase 33.22 acres (13.04 hectares) of broadleaf woodland with areas of open ground, and two 10kW wind turbines.

Wind Turbines

The two Evoco turbines were erected on site in 2012 and entered into a 20-year Feed in Tarriff contract. On average, the current owner has benefitted from income of around £10,000 per annum. Evidence of income can be shared with serious interest. There is a shed on site which houses the meters and provides free power usage on site in addition to the income generated from the FIT. The meters can be read remotely. The turbines have been maintained regularly.

The Woodland

The woodland is mixed broadleaf and comprises a species mix of alder, birch, ash, sycamore and native broadleaves with open ground throughout. The crop was largely established in 2012 and is no longer under any contract with Scottish Forestry. There are two watercourses running through the property and the land sits between 110 and 118m above sea level.

The land extends to 33.22 acres (13.04 hectares) and is a ring fenced unit. There is a grass access track to the turbines and shed which are situation to the east of the subject. The land is access directly off the public road and has a padlocked entry gate. The land is classified as Grade 4(2), 5(1) and 6(2) according to the James Hutton Institute.

Method Of Sale

Woodland At Little Sypland is offered for sale as a whole.

Services, Council Tax And Energy Performance Certificate

There is electricity on site which is generated from the two wind turbines on site as well as a mains supply. There is a natural water supply by way of the two water courses on the subject, but no other connected water supply. Rates are currently not applicable on the subject.

Nitrate Vulnerable Zone (Nvz)

The land at Woodland At Little Sypland is not included within a Nitrate Vulnerable Zone.



Forestry Grant Scheme

There are no active woodland grant schemes or obligations on the land.

Historic Scotland

There are no known Scheduled Monuments on the property.

Local Authority

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

Minerals

The mineral rights are included insofar as they are owned.

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.

Fixtures And Fittings

All fixture and fittings relating to the wind turbines are included in the sale price. No other items are included unless mentioned in the sales particulars.

Directions



roses.vans.partners



Postcode: DG6 4XS

Solicitors

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ

Viewing

Strictly by appointment with the Selling Agents. The entrance gate is padlocked and the code will be shared with interested parties looking to view when they contact the selling agent to arrange.





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 forestry property and appropriate caution should be exercised at all times during inspection particularly in reference to the buildings, land, turbines and water courses.



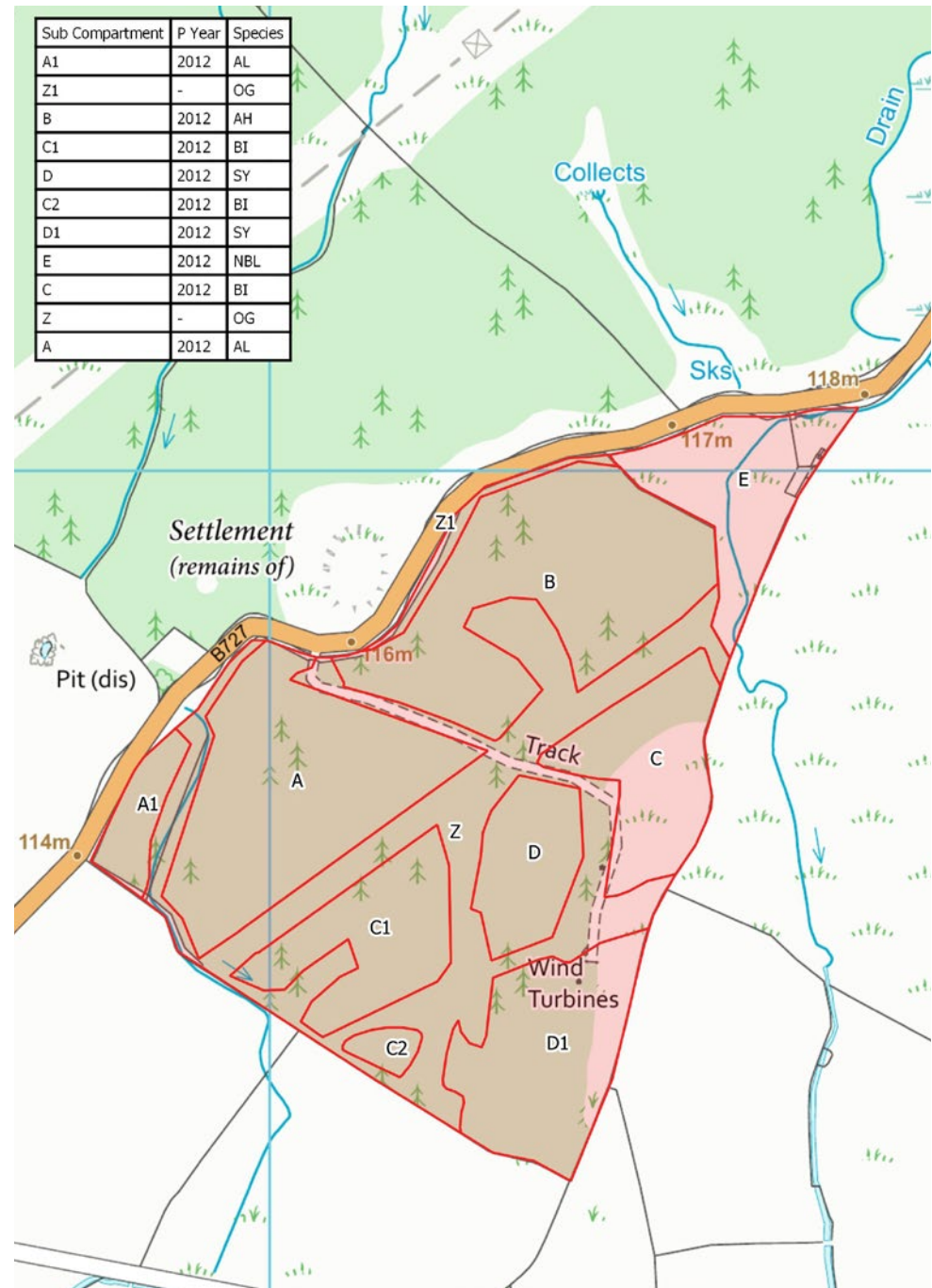
Third Party Rights And Servitudes

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.

There are two electricity lines crossing the subject. The wind turbines connect to the single-phase line, with the other line being higher power transmission line. Both lines are on wayleave agreements, and the current owner receives an annual payment for the apparatus on site.

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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026.





Galbraith