



Annabaglish Wood

Dumfries & Galloway

A unique wood overlaying ancient peatland with a wide variety of habitats and wildlife located in a quiet rural setting.

Details

Price: £45,000 Freehold

Location: Barlae Bridge, Kirkcowan, Dumfries & Galloway

Size: Over 6 ¼ acres for sale

OS Landranger: OS No 82

Grid ref: NX 280 597

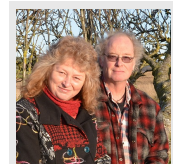
Nearest post code: DG8 0DW

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

Annabaglish Wood is located on the fringe of a region known as the [Machars of Galloway](#). The land was previously planted to conifers which were harvested several years ago. Nature has been left to its own devices to return the land to its natural state.

Already these processes are well under way with birch and willow repopulating the once bare landscape. Self-seeded Scots pine and spruce have also sprung up and are well on their way to creating new mixed woodland.

The name of the wood is taken from the Gaelic "ath na boglaich" meaning ford across a marsh. Several marshy areas have a thick covering of grasses, heathers, soft rush and fragrant [bog myrtle](#).

Drier areas, including a small knoll, have more mature birch and willow separated by large clumps of [furze](#). Aged stumps left from the felling operations give a home to a large variety of mosses and lichens and often have saplings growing from the decaying top.

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

Trees

Natural regeneration of spruce and Scots pine in the wood is a reflection of the species formerly planted. Wind blown seeds from first colonisers birch and willow form large thickets whilst drier raised areas have patches of yellow furze and the occasional holly.

Wildlife

Activity in the wood is overseen by soaring buzzards and swooping [red kites](#), ever vigilant for an easy meal. Finches, tits and warblers inhabit the thickets and copses, their numbers steadily increasing as the woodland grows and matures.

[Roe deer](#) are frequent visitors and are mostly seen at dawn and dusk. An amazing number and variety of dragonflies can be seen in the summer months as they demonstrate their unrivalled aerial skills. The peatland moss contains numerous pools which are home to a considerable population of [frogs, newts and toads](#).

Features

The short entrance track leads to a good hard-standing with a grassy path leading to a rustic bench with a view across the woodland.

Access, tracks and footpaths

Annabaglish Wood is easily accessed from the A75 Dumfries to Stranraer highway and then down a single-track road to the gated entrance. From there a well-founded stone track leads to the entrance to the wood.

Access along the northern fringe is along the former Stranraer to Carlisle railway line along which a right of access is provided.

If you are intending to view, please take wellies; this will enable you to explore all areas of the wood fully.

Rights and covenants

The sporting rights are owned and included in the sale.

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

Activities

The raised areas are an ideal location for a quiet camping spot or for longer stays it should be possible to install a [small cabin](#), subject to the appropriate planning consent.

An ideal woodland for further planting of appropriate species to encourage biodiversity and improve habitat.

Local area and history

The local area is known as the [Machars of Galloway](#) little known throughout the UK it is a beautiful and tranquil corner of Scotland with thousands of acres of farmland and an easily accessible and extensive coastline.

The northern boundary track lies along the former Dumfries to Stranraer railway line which was closed, with many others, at the behest of [Lord Beeching](#) in his swingeing railway reform of 1963.

The village of [Whithorn and the Isle of Whithorn](#) are some 30 minutes drive south and well worth a visit. There are strong associations with St Ninian who was responsible for bringing Christianity to Scotland. As the church became the seat of power in the land many royal figures visited and this unassuming corner of Scotland became an important historical location.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Annabaglish Wood is just off the A75, 22 miles west of Stranraer and 11 miles east of Newton Stewart.

Satnav: the postcode **DG8 0DW** is for the point shown by the red dot on the location maps. Satnav coordinates are: N54 54 09 W4 40 22

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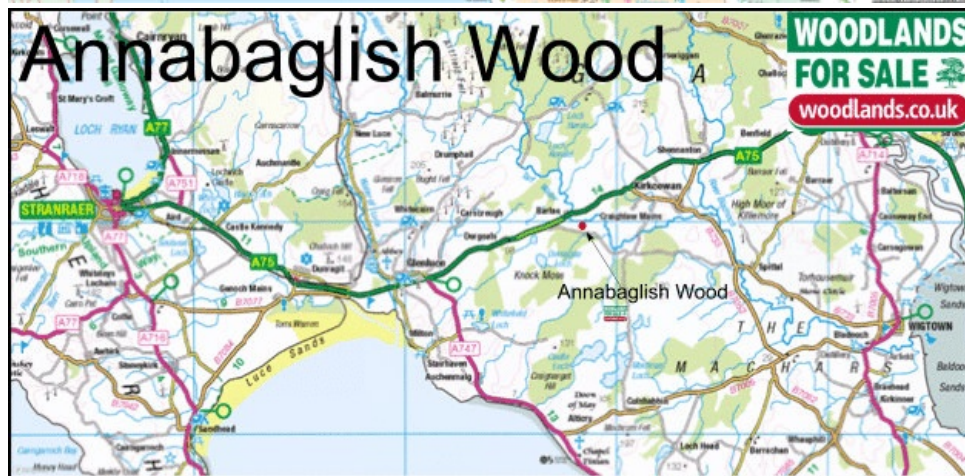
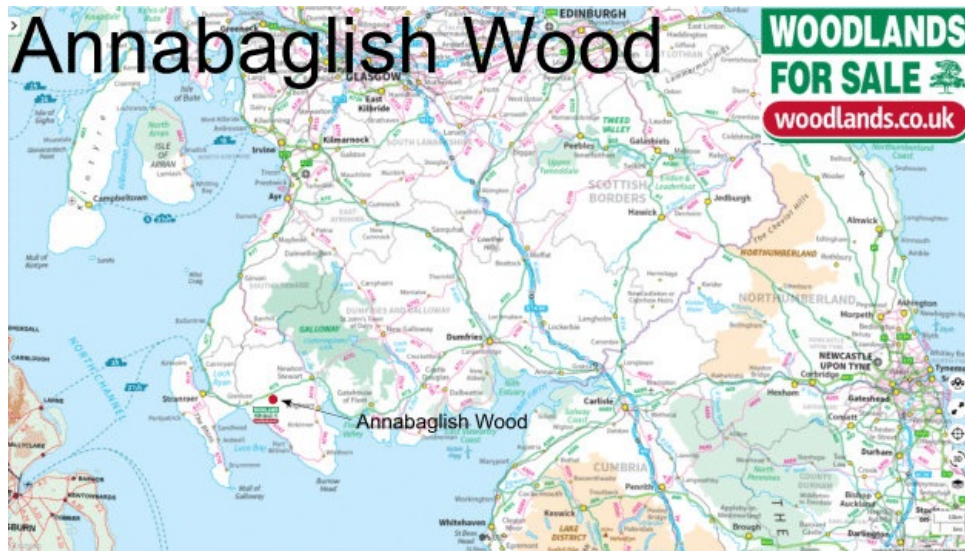
[Click Here for Directions From Bing Maps](#) enter your own postcode, (*Annabaglish Wood coordinates are already entered*) and click on the blue "Go" box. This will take you to the main entrance gate.

Our Directions:

- From the west, pass the village of Glenluce on the A75 and continue for about 3.5 miles to a small section of dual carriageway.
- Turn right through the central area signposted as a minor road junction.
- Turn right onto the A75 in the opposite direction and take the first left.
- Continue for about a mile, to the well-marked main entrance gate on the left.
- Just before the main gate is a small layby on the right, please park safely here and continue on foot.
- From Newton Stewart on the A75 pass the village of Kirkowan on the left and continue for about 3 miles to a small section of dual carriageway.
- Pass the large "woodlands for sale" sign and take the minor road to the left.
- Continue for about a mile, to the well-marked main entrance gate on the left.
- Just before the main gate is a small layby on the right, please park safely here and continue on foot.
- Once inside the main gate walk along the track for about 30m, the entrance to the wood is via a well-marked ride stop on the left.

Boundaries:

The boundaries of this wood are marked with turquoise painted-top posts.





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. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.