

WIGTOWN HARBOUR

Wigtown, Newton Stewart, DG8 9EL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



For identification purposes only

WIGTOWN HARBOUR

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Driving Miles: Newton Stewart 7 Miles, Stranraer 26½ Miles, Carlisle 91 Miles, Glasgow 87½ miles

Nautical Miles: Maryport, Whitehaven & Workington 35nm, Kirkcudbright 18nm.

WIGTOWN HARBOUR IS LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN DUMFRIES & GALLOWAY WITH VIEWS OVER THE RIVER BLADNOCH, SALTMARSH AND FRESHWATER WETLAND

- SAFE MOORINGS IN HARBOUR BASIN OR ON QUAY FRONT
- LARGE CAR PARK
- TWO SLIPWAYS PROVIDE ACCESS TO THE RIVER FOR SMALLER BOATS
- PICTURESQUE WALKS ALONG WIGTOWN BAY
- UK'S LARGEST LOCAL NATURE RESERVE, HOME TO A LARGE NUMBER OF BIRD SPECIES

VENDORS SOLICITORS

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THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Wigtown Harbour is situated adjacent to the River Bladnoch, which discharges into Wigtown Bay in Southwest Scotland. The harbour was the main shipping destination for commerce to Wigtown in the Newton Stewart area of Dumfries & Galloway.

The harbour is a very sheltered mooring but is a classic 'Tidal Harbour', which dries out at low water, but bear in mind that ships up to 300 tonnes used this harbour on a regular basis. The harbour has the classic Solway 'flushing pool' to remove the silt from the main basin (the vendors have intimated that they will be carrying out maintenance on this pool in the near future). The harbour quay frontage does flood in some spring tides, but all flood prevention sea walls are in good condition. There are two paved slipways into the Bladnoch channel, the smaller of these running right down to the bed of the river Bladnoch for low water launching.

There are no commercial fishing boats at the harbour, although the Bladnoch is a noted salmon river and also bass, flounder, eel & smelt. The closest harbours to Wigtown are Garlieston (8km SS East) and the Isle of Whithorn (18km south), both these harbours still moor a small number of fishing boats.

The Harbour lies adjacent to the Wigtown Bay Local Nature Reserve, which has large numbers of wild geese, widgeon, pintail, teal and wading birds. Osprey's also venture into this area.

A LITTLE HISTORY

Wigtown Harbour was the mainstay of the town of Wigtown until the arrival of the railways, which made it easier to transport people and goods. There had been as many as 500 ships a year using the harbour for all types of traffic and indeed prisoners were marched down from Glasgow, placed in a property in Wigtown still called 'Botany', from where they were located onto ships for transport to Australia. The harbour fell into disuse after the railway arrived, but was renovated in the late 1970's under a job creation project.

Wigtown Harbour dates from the early 1800's after the old town harbour near the Marty's Stake Monument silted up after the river Bladnoch changed its course. There was in the past a boat yard, at least two houses and a number of warehouses, store building on the site but not remains of these are now present.

The harbour was constructed by the Earl of Galloway and the town's people. It is thought that the harbour walls were constructed of stonework from Wigtown Castle, which used to stand in the field adjacent to the harbour. The river Bladnoch had 1000's of tonnes of stone placed (all by hand), as training walls along its length out into the bay for about a mile below the harbour, which keeps the river stable. The vendor has intimated that these walls are in good order.

ADDITIONAL INFORMATION

We are informed that the harbour is wholly owned by the sellers with no servitudes. It has at present a voluntary access agreement with the Dumfries & Galloway Council for public access that can be cancelled or amended.

SERVICES

The vendors have informed us that the harbour has a mains water supply. There is no electricity supply on the site but an electricity transformer is only 50 metres from the boundary with permission to lay a new supply cable if required. There is no telephone supply, however an underground telephone cable is only 15 metres from the boundary.

LOCAL SERVICES

All essential local services can be found within Wigtown (The Booktown), which provides local provisions, doctors surgery, church, cafés / restaurants & hotels. A more extensive range of services can be found in the nearby market town of Newton Stewart.

Wigtown boasts a delightful 9 hole golf course, which is set out on lush parkland and has magnificent views of Wigtown Bay and over the Solway Firth to the fells of the Lake District.



DIRECTIONS

From Newton Stewart follow the A714 Wigtown Road. At Wigtown follow the signs for Wigtown Harbour which is located off Harbour Road as indicated on the Location Plan, which forms part of these particulars.



METHOD OF SALE

The harbour is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Wigtown Harbour are sought in excess of: £100,000.

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 502701

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Peter Murray** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared March 2017



