



**Land off Low Lane  
Draughton**



# Land off Low Lane Draughton, Skipton BD23 6ED

2.47 acres (1.0 ha) or thereabouts

Guide Price: £50,000

## DESCRIPTION

An exciting and rare opportunity to purchase a parcel of land including a block built stable and loose house with good roadside access on the edge of the highly sought after village of Draughton. The land presents itself ideally to those looking for amenity and equestrian land as well as those looking for a recreational space subject to any necessary consents. Positioned adjacent to the Embsay Steam Railway line, the picturesque land presents a variety of interests including, meadow and semi-wooded areas making it the ideal location for a variety of wildlife, flora and fauna.

A natural stream runs along the eastern edge of the land flowing towards the railway line to the north and a perimeter fence secures the land from adjacent farmland. The stable building has a mono-pitched roof and measures approximately 9.4m x 5m internally. It offers a wide variety of uses including stabling as well as a general animal shelter or secure storage of goods and materials.

## LOCATION

The land is located off Low Lane, Draughton adjacent to the railway line and close to the A59. A field gate provides access directly off the highway and historic landscaping provides a trackway to the lower grassed area and the outbuilding. A For Sale board is located at the point of access off the highway.

## TENURE

We understand the property is held freehold and vacant possession will be given on completion. At present the land is awaiting grant of probate and it is anticipated that the earliest exchange and completion dates for the sale to be early 2024 subject to agreement. Further details can be discussed with interested parties.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not.

## VIEWING

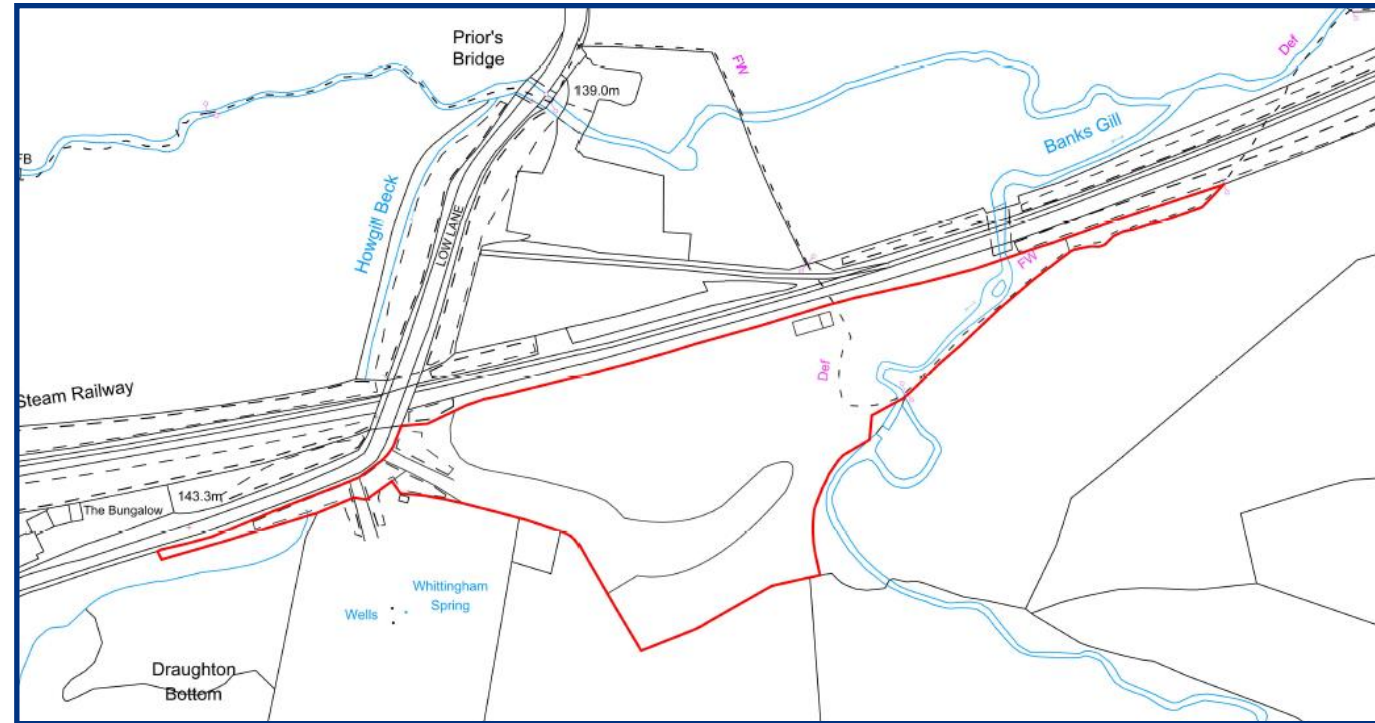
The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

## OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to David Claxton on 01756 692900 or by email [david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)



Details Prepared: October 2023



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