



**Land off Colston Drive, Moor Lane  
Burley in Wharfedale**

# Land off Colston Drive, Moor Lane Burley in Wharfedale, LS29 7AF

Circa 13.22 acres (5.35 ha) of grassland and the access known as Colston Drive.

Guide Price: £150,000

## DESCRIPTION

Two large meadows separated by Colston Drive shown edged red on the plan are offered for sale. Also included is a small block of roadside woodland together with Colston Drive as shown edged brown on the accompanying plan. Please note that there are third party access rights over Colston Drive and these will be transferred as part of the sale. Each field parcel has access directly off Colston Drive and the land is bounded by a mixture of fencing and hedges. Mature trees and wide verges line Colston Drive. Consideration may be given to selling the land in individual parcels and the driveway separately.

The land benefits from natural water sources which has not been tested and interested parties should carry out their own due diligence in all respects to what is being offered for sale.

## OVERAGE

The land is sold subject to an overage for any change of use other than agricultural. The Vendor and their successors shall be entitled to 50% of any uplift in value generated by the grant of planning permission for a period of 25 years from the date of completion of this sale.

## VIEWING

Interested parties are asked to register their interest with the agent before viewing the land. Viewing should then be in daylight hours and is entirely at your own risk.

## WHAT3WORDS

[///unlimited.baseballs.hoot](https://what3words.com/unlimited.baseballs.hoot)

## TENURE

There is a Grazier occupying the land at present and notice will be given in order that vacant possession can be granted on completion of the sale.

## 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. There are public footpaths close to the land and interested parties should familiarise themselves with their locations and how they may affect their future use of the land.

## 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: April 2025



Not to scale—for identification purposes only



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