



**Cragg Wood,
Underwood Drive, Rawdon**

Cragg Wood, Rawdon, LS19 6LA

Mixed Mature Woodland extending to approx. 9.5 acres (3.84 ha)

Guide Price: £75,000

DESCRIPTION

An exciting opportunity to purchase a block of mixed mature deciduous woodland accessible off Underwood Drive, in this sought after location, close to the town of Rawdon. Vehicle access is provided from Underwood Drive which lines the north-eastern boundary. The land drops down towards the River Aire and is bounded by a drystone wall to the north and south-west and further access track to the north-east.

The woodland presents a number of opportunities including recreational use or environmental and conservation purposes subject to any necessary consents.

ACCESS.

The land is accessed off Underwood Drive via a gateway. Interested parties should familiarise themselves with the access and ensure that it meets their requirements prior to making an offer.

WHAT3WORDS

///defend.flight.calls

OVERAGE

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

VIEWING

Interested parties are asked to register their interest with the selling agents prior to viewing the land. Viewing is entirely at your own risk during daylight hours once in receipt of a copy of these particulars.

TENURE

The land is sold freehold and vacant possession will be granted upon completion of the sale.

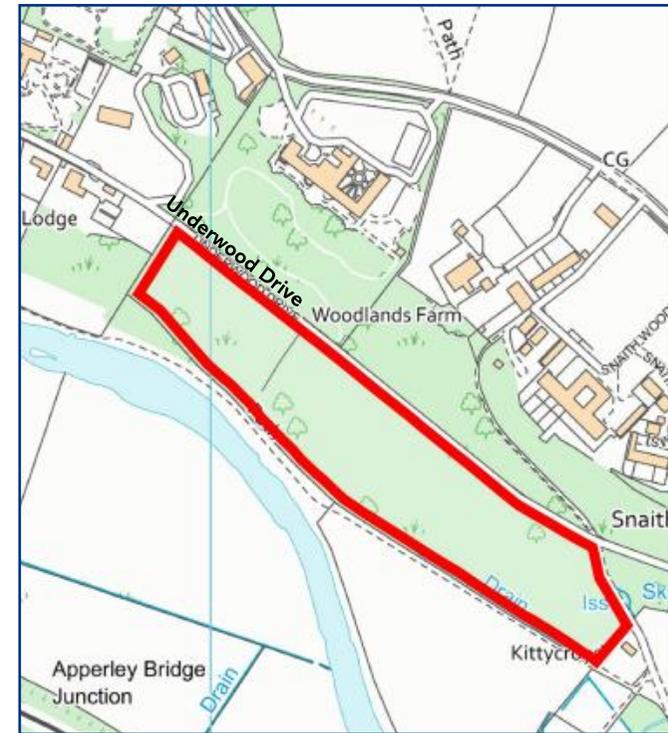
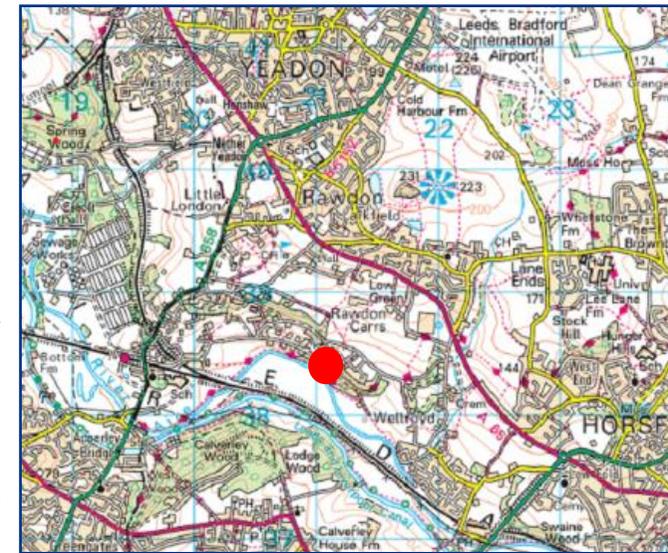
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. Public footpaths and bridleways are in close proximity to the land and interested parties should familiarise themselves with their locations and how they may affect their intended use.

OFFERS & ENQUIRIES

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

Details Prepared: March 2026



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.