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WHEATLEY GARDENS



Land at Wheatley Gardens
Ben Rhydding

FOR SALE - Land at Wheatley Gardens, Ben Rhydding, Ilkley LS29 8SD

Guide Price: £15,000

DESCRIPTION

A unique opportunity to purchase a small piece of land that forms part of the access to Wheatley Gardens including a grass verge and an existing hedge line with semi mature self setting trees.

Subject to any necessary planning consents this area of land offers a number of opportunities including extension to the adjacent car park, possible off road parking or for preservation, environmental and conservation enhancement.

TENURE

The land is sold freehold under Title No WYK547789 and vacant possession will be given upon completion.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land forms part of the access road to Wheatley Gardens and is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not.

VIEWING

The land may be viewed at any reasonable time during daylight hours upon receipt of these sales particulars. Viewing is entirely at your own risk.



WHAT3WORDS

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OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. For further information or to make an offer please contact David Claxton at WBW Surveyors on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details prepared: March 2025



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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.