



Barn adjoiningClapham Wood Hall,
Mewith,
Nr Bentham, LA2 7AS

Guide Price: £100,000

- Traditional stone barn with potential for development
- Idyllic rural location
- Set in approximately 1.79 acres (0.72 ha) of land







Bentham: approx. 4 miles Settle: approx. 8 miles Kirkby Lonsdale: approx. 13 miles Skipton: approx. 24 miles

DESCRIPTION

Set in an idyllic rural setting, this is a unique development opportunity to create a residential dwelling subject to the appropriate planning consents.

LOCATION

Situated near the hamlet of Keasden, the barn enjoys a private setting only four miles from the village of Bentham and eight miles from the popular market town of Settle in the heart of the Yorkshire Dales National Park.

TENURE

The barn is held freehold with vacant possession on completion. Please note the purchaser will be responsible for fencing the Northern Boundary.

PLANNING

There are no live planning applications in place for the barn and interested parties should make their own enquiries with North Yorkshire Council.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not. There is a public right of way crossing the land and interested parties should ensure that they are aware of its location and how it may affect their intended use of the property.

SERVICES

We are not aware of any services that run to the barn and interested parties should make their own enquiries with relevant service providers.

VIEWING

Viewings are unaccompanied however please call the office to confirm viewing details. Please call Lisa Bickerton on 01756 692900 or email lisa.bickerton@wbwsurveyors.co.uk

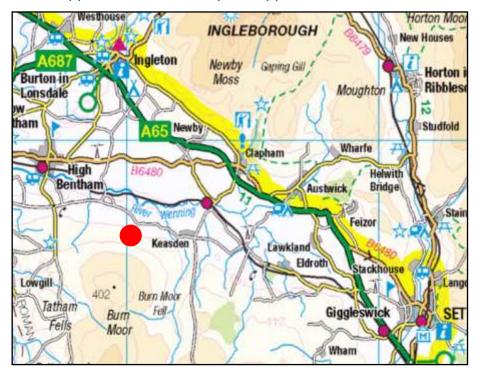
DIRECTIONS

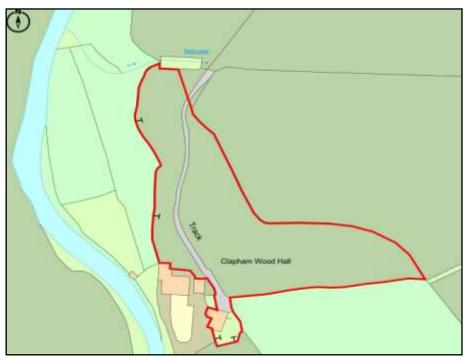
From Settle, head north on the A65 for approximately 6 miles. Before reaching the village of Clapham, take a left turn off the A65 onto Station Road, signposted for Clapham Station/ Keasden. Travel along this road for approximately 1.8 miles before turning right on to Reeby's Lane, signposted for Bentham. Follow Reeby's Lane for approximately 0.7 miles where you will see a 'For Sale' board. Turn right onto the shared access track which leads to the Barn and a neighbouring property.

WHAT3WORDS

///shoulders.dislodge.combines

Details prepared: March 2024





Plan for identification purposes only, exact boundaries to be agreed prior to sale.

Barn adjoining Clapham Wood Hall, Nr Bentham

A unique opportunity to purchase a traditional stone barn in an idyllic rural setting in the Yorkshire Dales.



Skipton Auction Mart Gargrave Road Skipton North Yorkshire BD23 1UD

Tel: 01756 692 900

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