



Barn adjoining Clapham Wood Hall,  
Mewith, Nr Clapham



## **Barn adjoining**

Clapham 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](mailto: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](https://www.what3words.com/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  
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