



**Land adjoining Lower Watson
House Farm, Clapham**

Land adjoining Lower Watson House Farm,

Clapham, LA2 8HE

C. 17.15 acres (6.94 hectares)

Guide Price: £175,000

DESCRIPTION:

Situated approximately two miles south of Clapham village, the land comprises an attractive block of mixed meadow and pasture extending to 17.15 acres (6.94 hectares) or thereabouts and is divided into two parcels with roadside frontage to Reebys Lane.

BOUNDARIES AND SERVICES:

Set within a ring fence the land is bound by stock fencing and has a mains water supply. The water supply has not been tested, and we understand that a new meter will need to be installed.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way, whether referred to in these particulars or not. There is a water supply pipe running across the pasture to Lawsings Farm. A public footpath crosses the land, running from the north in a south-easterly direction through the pasture.

STEWARDSHIP:

It is understood that the land is not subject to any live Countryside Stewardship Agreements.

TENURE AND OCCUPATION

We understand that the land is held freehold and registered under Title No. NYK385500. The land has been grazed by a third party and notice has been served to bring the licence to an end. The land is sold with the benefit of vacant possession.

VIEWING

Interested parties are asked to register their interest with the selling agent before viewing the land at any time during daylight hours when in receipt of these sales particulars. Viewing is entirely at your own risk.

WHAT3WORDS:

///aware.papers.wobbles

OFFERS AND ENQUIRIES:

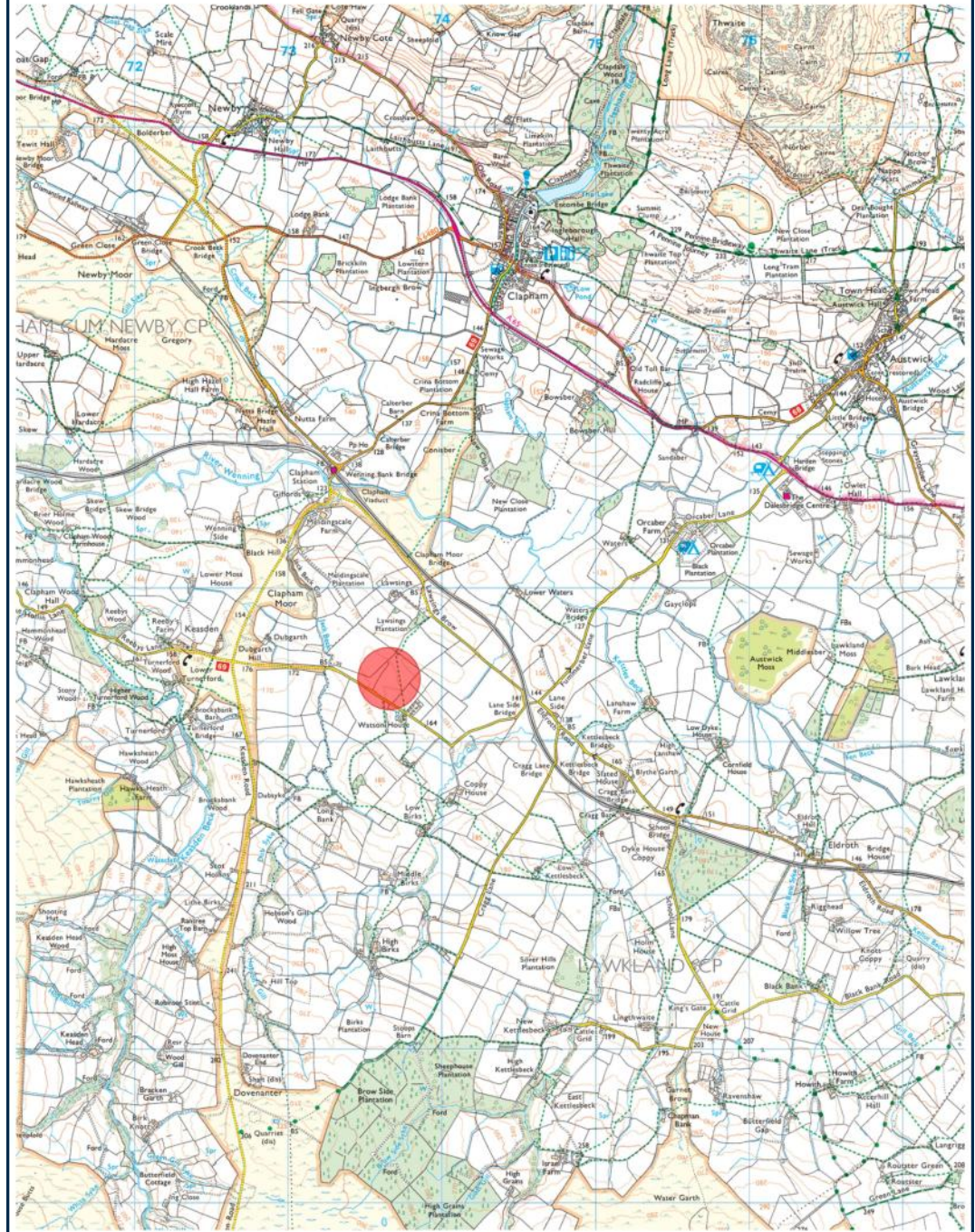
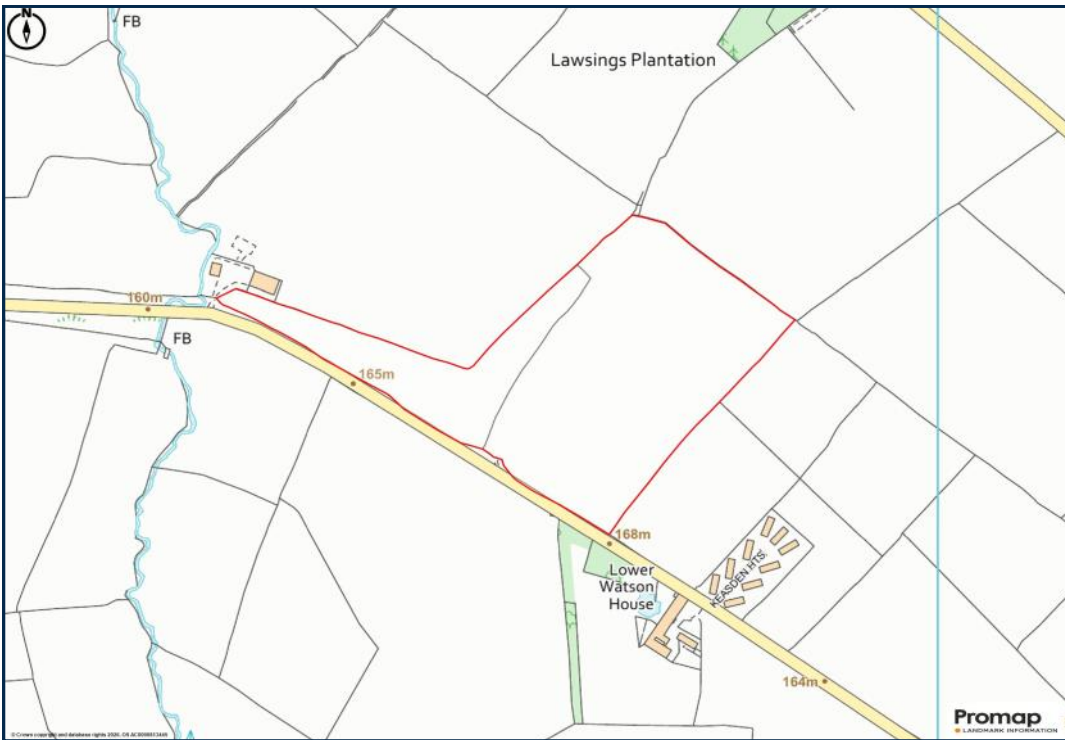
The land is offered for sale as a whole and offers are invited. The Seller reserves the right to proceed to best and final offers. To make an offer please contact Owain Turvill.

Tel: 01756 692 900

Email: owain.turvill@wbwsurveyors.co.uk

Details prepared: May 2026





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