



**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 Jack Beck 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:

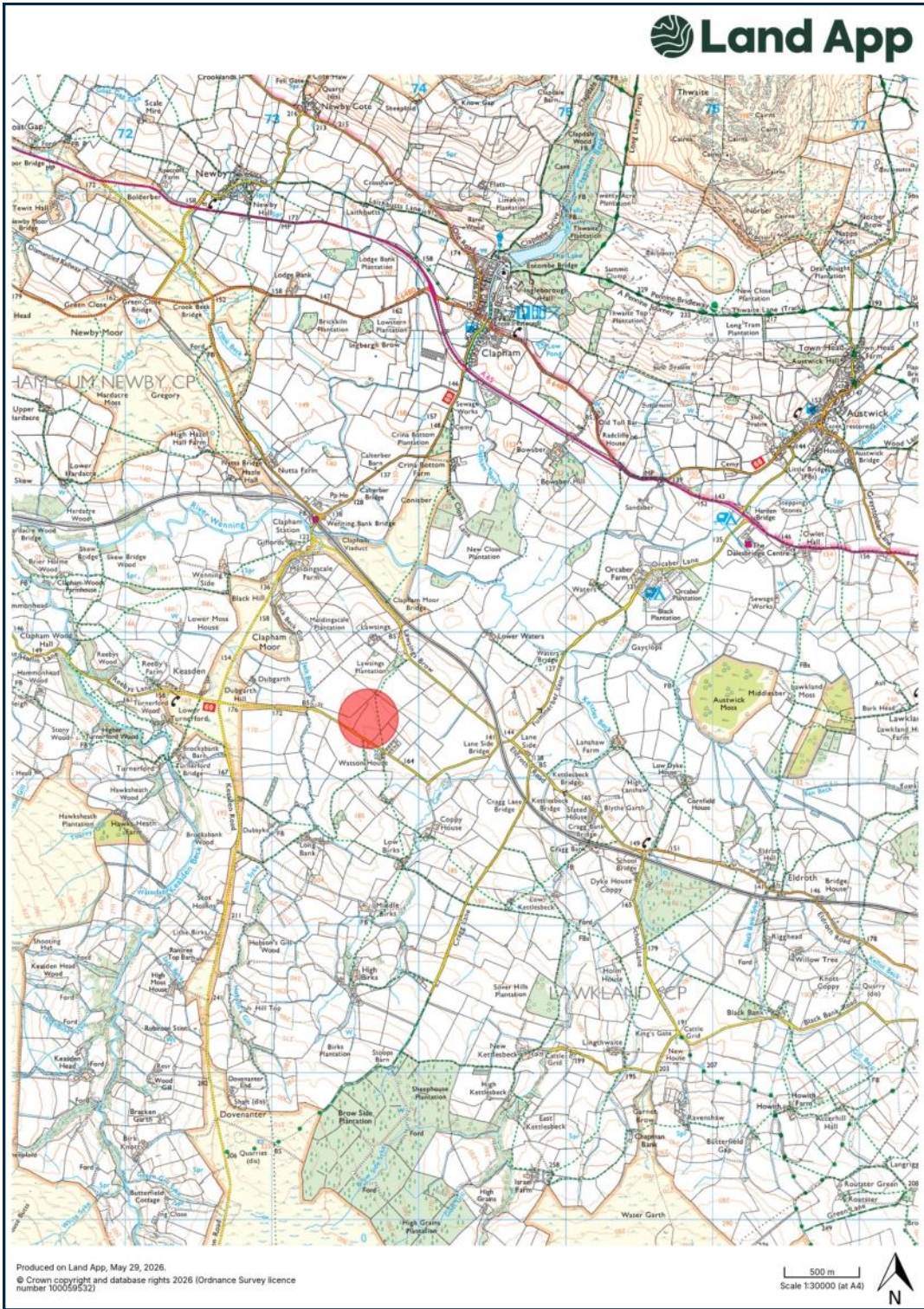
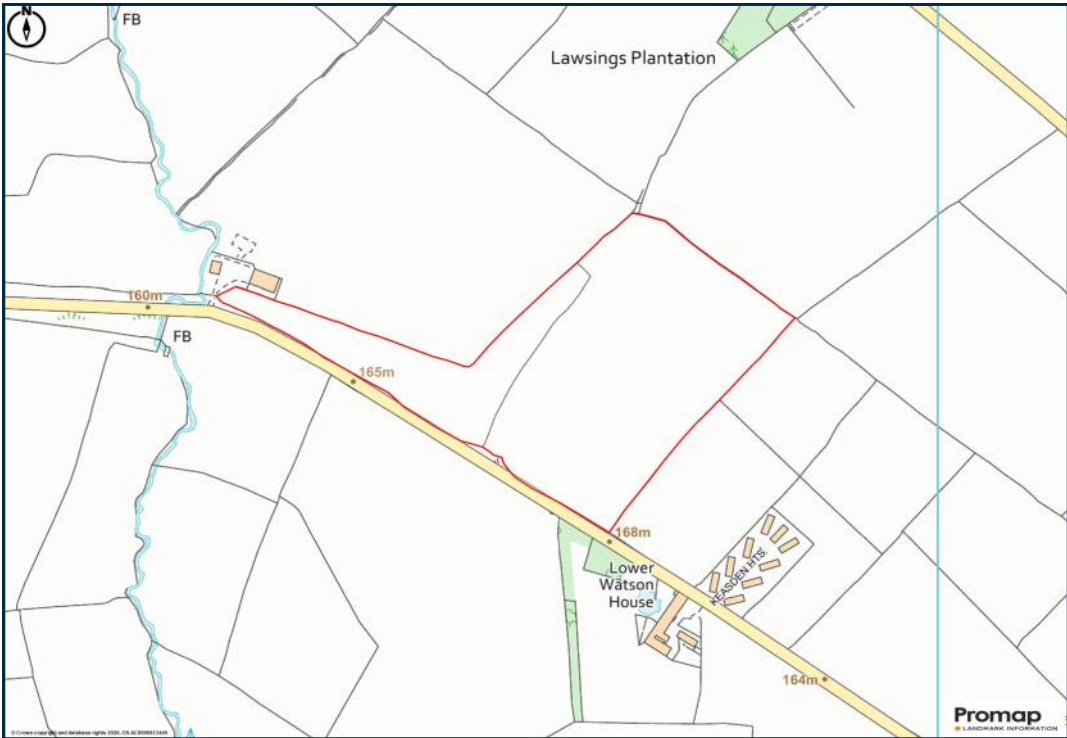
The land is offered for sale as a whole and offers are invited. The Seller reserves the right to proceed to best and final offers. To make an offer please contact Owain Turvill.

Tel: 01756 692 900

Email: owain.turvill@wbwsurveyors.co.uk

Details prepared: May 2026, Amended July 2026





Land adjoining Lower Watson House Farm, Clapham



Skipton Auction Mart

Gargrave Road

Skipton

North Yorkshire

BD23 1UD

Tel: 01756 692 900

www.wbwsurveyors.co.uk

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.