



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**POTENTIAL FOR 2 RESIDENTIAL DEVELOPMENT PLOTS**

**WOODSIDE FARM BARN  
COWLING**



**A RARE OPPORTUNITY TO ACQUIRE A LARGE BARN  
WITH PLANNING APPROVAL FOR TWO 3/4 BEDROOMED  
FAMILY HOMES SITUATED IN A LOVELY SEMI-RURAL  
LOCATION SURROUNDED BY FIELDS & COUNTRYSIDE  
(LAND AVAILABLE BY SEPARATE NEGOTIATION)**

**GUIDE PRICE: £265,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

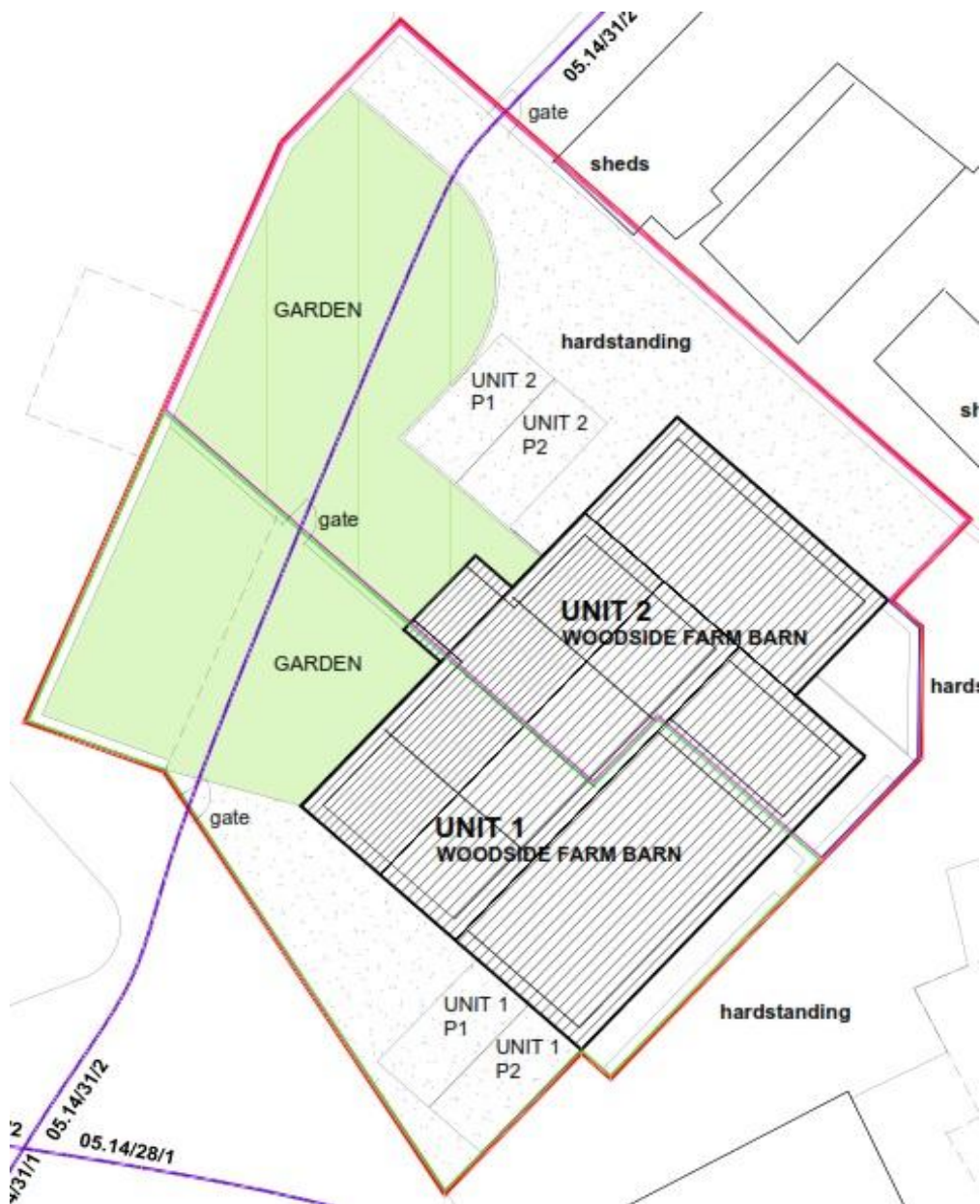
8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



## THE BARN

Planning has already been passed for the conversion of the barn into TWO dwellings. The combined square footage being in the region of 2850 sq ft. The proposed plans for each house include 3/4 Bedrooms, a superb Living Kitchen, Utility & w.c and a large Living Room. Both will also include 2 parking spaces, generous gardens and the potential to include a paddock of land (by separate negotiation).

## PLANS



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



**FIRST FLOOR PLAN - 1:100**



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## **SERVICES**

We understand that all Mains Services are available but prospective purchasers must satisfy themselves of their availability and these will be subject to the usual connection costs.

## **TENURE**

The site is freehold and vacant possession will be given on completion of the sale.

## **VIEWING**

The barn may be viewed by appointment at any time during normal daylight hours.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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