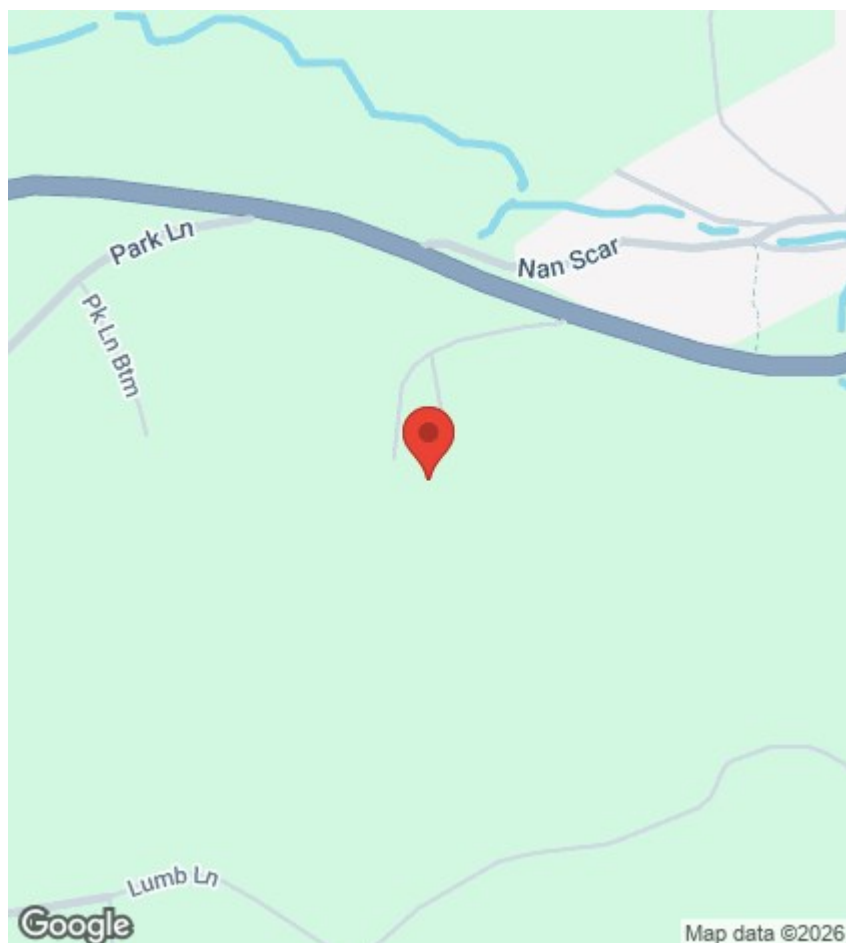




## Building Plot Shaybank Farm, Cowling, BD22 0NJ

**Asking Price £200,000**

- SUPERB BUILDING PLOT
- FULL PLANNING PERMISSION FOR A DETACHED RESIDENCE
- GENEROUS SIZE
- SEMI-RURAL SETTING
- SUITED TO VARIETY OF BUYERS
- DELIGHTFUL LOCATION



## PROPERTY DETAILS

An exceptional opportunity has arisen to acquire this superb building plot, originally approved for two semi-detached holiday cottages. The development already includes foundations and natural stone construction up to first-floor level. However, the plans have since been resubmitted and now benefit from full planning permission (Decision No: ZA25/27216/FUL) for the creation of a substantial detached residence.

The plot itself is generous in size and occupies a charming semi-rural setting, with open fields stretching out to the front and an elevated position that enhances both privacy and views. One of just three properties in this delightful location, it offers a rare chance to enjoy countryside living while remaining within easy reach of modern conveniences.

Situated in the ever-popular village of Cowling, the site is ideally placed for access to a wide range of local amenities, excellent transport links and highly regarded schools for all age groups. This versatile development opportunity is sure to appeal to a variety of buyers and early viewing is recommended.