



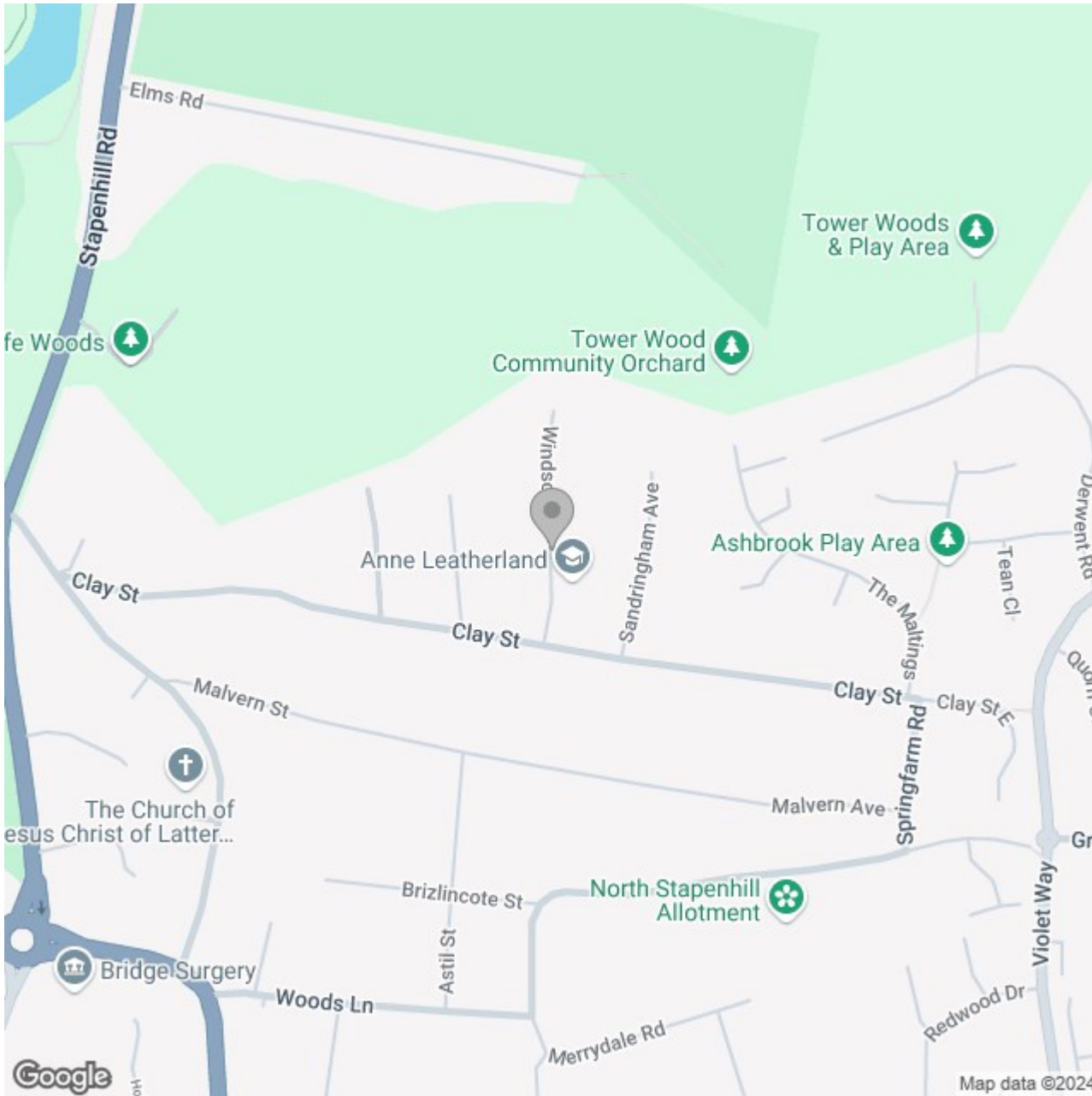


Welcome to Scalpcliffe Grange! This stunning development site offers a fantastic opportunity for those looking to create their dream home. With outline planning permission already in place for a detached dwelling, ref P/2022/01375, you can start envisioning your future abode nestled within 0.36 acres of picturesque countryside views.

The semi-rural location provides a peaceful location allowing you to enjoy the tranquillity of the surroundings. The owner's generous offer of granting easement and rights of way in regard to services ensures a smooth process for any future developments on the land.

Viewings by appointment only.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	