



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



NORTHALLERTON TYRE & BATTERY
Co Ltd
Front Street - Norby - Thirsk - YO7 1BE

We Have Relocated
**NORTHALLERTON
TYRE & BATTERY Co Ltd**
NORBY
THIRSK
YO7 1BE
(01845) 523624

POLITE NOTICE
No parking
NO PARKING IN
FRONT OF BUILDING
IN CONSTANT USE
LARGE VEHICLES
COLLECTING &
DELIVERING

Land To The East Of The Holmes Front Street, Norby, YO7 1BE
Price Guide £250,000

This commercial building sits close to Thirsk's Market Square and offers clear potential for redevelopment, subject to planning. Its simple layout, double-height roofline and small rear garden give buyers a flexible starting point, whether for commercial or residential use. With no previous planning history and a client keen for a timely sale, we encourage enquiries from purchasers ready to move forward.



The Property

This commercial building is now available to purchase, offered as surplus to our client’s requirements. Its position close to Thirsk’s Market Square, along with convenient access to local transport links, makes it well suited to a range of commercial or residential possibilities, subject to planning consent. We are encouraging prompt enquiries from those ready to proceed, particularly buyers familiar with redevelopment opportunities.

The building is arranged in a straightforward rectangular layout with double front doors and a double-height roofline, echoing the proportions of more modern buildings neighbouring the site. To the rear, a small garden area provides an additional outdoor feature that adds flexibility to future plans.

To the best of our knowledge, the property has no previous planning applications, allowing a buyer to approach the site with a clean slate. Our client wishes to secure a straightforward and timely sale.

All enquiries and viewing requests should be directed to our office. Any party intending to make an offer is strongly advised to consult North Yorkshire Council’s Planning Department in advance.

Local Authority: Hambleton District Council
Telephone: 0300 131 2131.

Important Inofrmation

Buyer’s Guide to the Property and Rights

This guide outlines the key facts about the property based on historical ownership, current registration, and access rights. It is designed to help buyers understand what is included in the sale and how the land may be used.

What Is Included in the Sale

Registered Ownership: The sale includes full legal ownership of the land shown in green and brown on the attached plan. These areas were originally purchased in 1950 and are now formally registered with the Land Registry.

Rights Over Additional Land

Blue-Hatched Area: The original purchase included rights over this land, but these rights were not carried forward in the Land Registry. Buyers should treat this area as non-owned, with no guaranteed access or control.

Access and Shared Use

Open Yard (Rear Area):

This space is not owned by any party and has historically been used as a common area.

Businesses such as Tyre and Battery previously exercised informal rights here.

Buyers may consider this area as shared-use, subject to local understanding and practical cooperation.

Right of Way:

A legal right of way exists at the point marked “a” on the plan.

This allows No. 3 Norby Front Street to exit through the yard.

This right is protected and must be respected by future owners.

Opportunities for Buyers

Development Potential: The orchard and garden areas offer scope for residential development, leisure use, or investment, subject to planning permissions.

Access and Visibility: The property benefits from proximity to Thirsk Road, Back Lane, and a footpath, enhancing accessibility and appeal.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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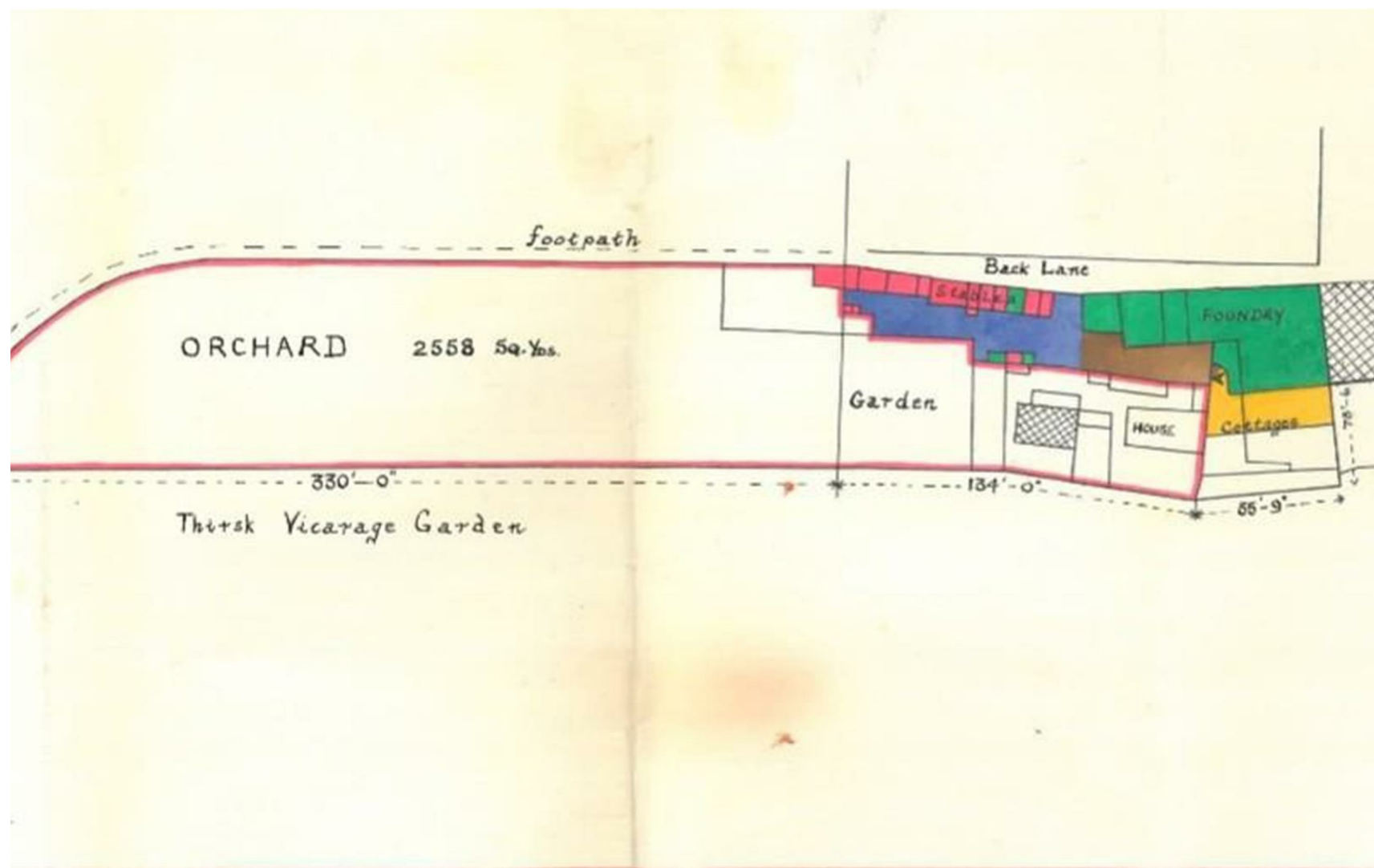
HM Land Registry
Official copy of
title plan

Title number **NYK463092**
Ordnance Survey map reference **SE4282SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **North Yorkshire: Hambleton**

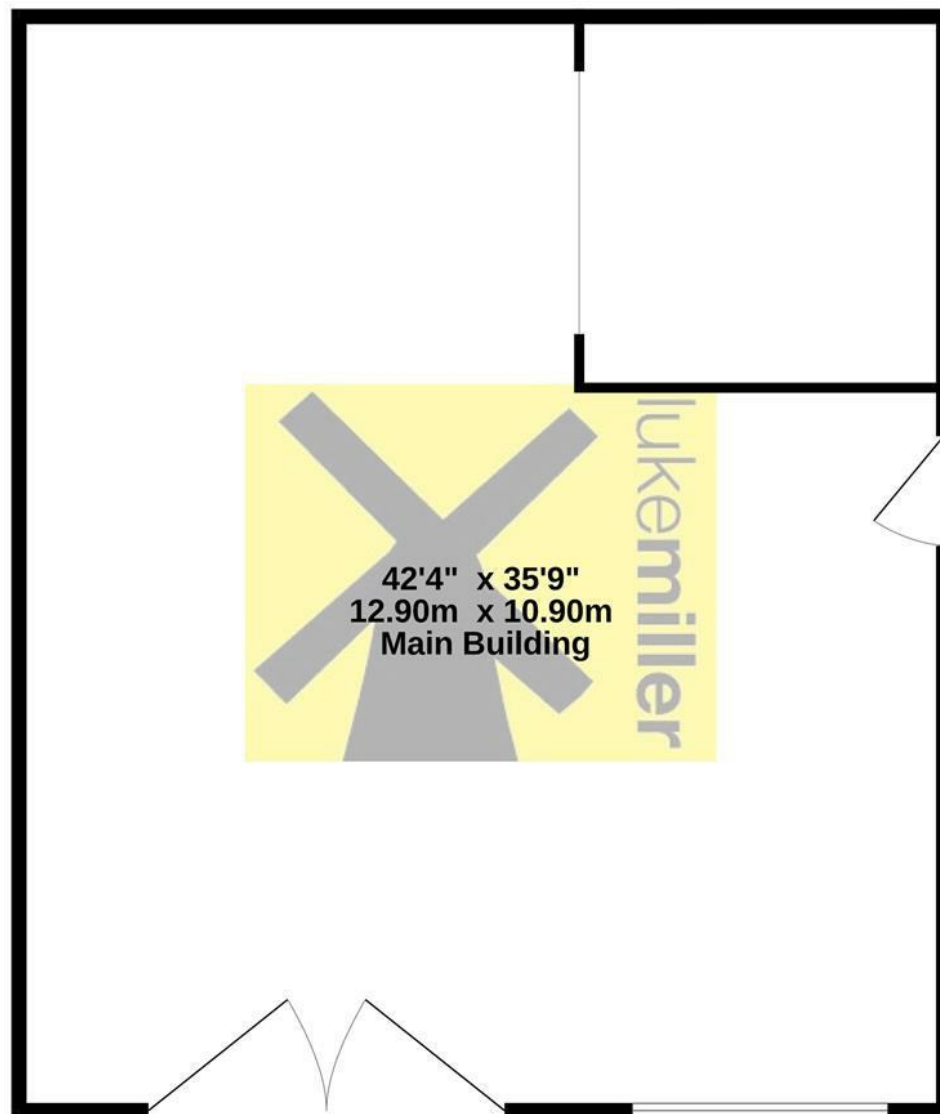


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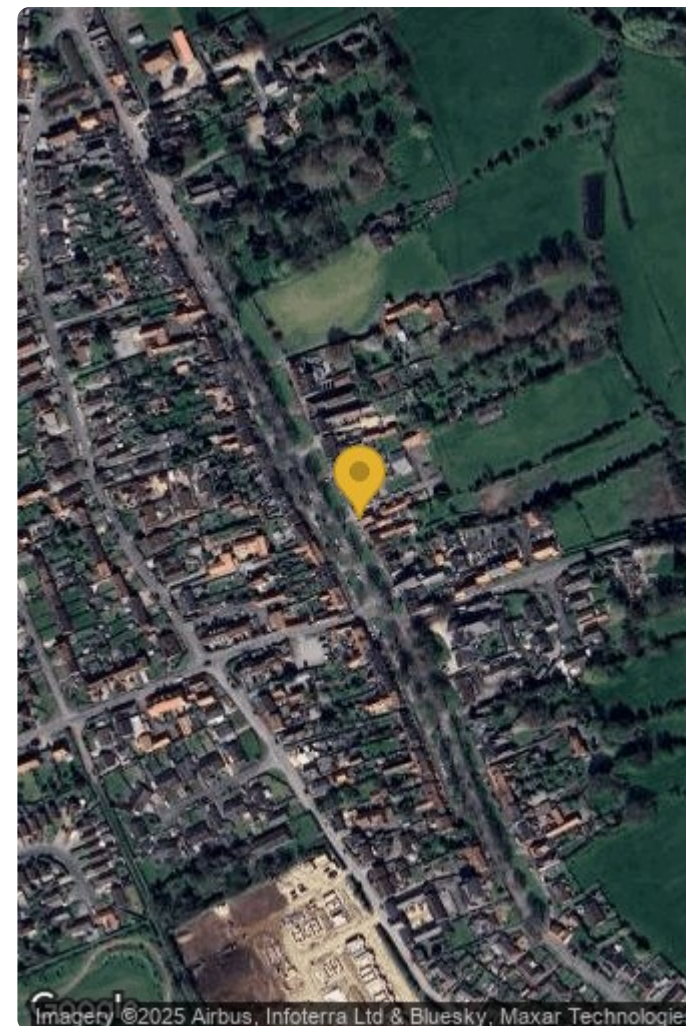


GROUND FLOOR
1514 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA