



CROSBY ROAD, NORTHALLERTON

OFFERS OVER £380,000



Northallerton  
Estate Agency



# Crosby Road

Northallerton, DL6 1AE

OPEN HOUSE SATURDAY 27TH JULY 10AM-12PM. PLEASE CONTACT THE OFFICE TO REGISTER YOUR INTEREST.

COMMERCIAL PROPERTY FOR SALE ON A 0.2 ACRE SITE CURRENTLY USED AS NURSERY WITH SCOPE, SUBJECT TO PLANNING, FOR VARIOUS COMMERCIAL OR RESIDENTIAL USES.

- GREAT RESIDENTIAL DEVELOPMENT POTENTIAL
- WALKING DISTANCE TO TOWN
- FULLY CENTRAL HEATED
- GATED ACCESS
- CHAIN FREE
- GOOD SIZE PLOT



Richards House sits on 0.2 acres, a good size plot, just outside the centre of Northallerton, presently utilised as a children's day nursery. Having enjoyed substantial extension to provide a one of a kind set up in this very convenient very accessible location in Northallerton.

The property as it currently stands, is fully compliant with all necessary legislation with running a nursery would readily avail itself as that use for a prospective purchaser. Additionally due to its position and location it will lend itself, subject to planning permissions, a residential development or alternative commercial use extending possibly to restaurant or tearoom subject to necessary planning's.

A current application is being processed for change of use to residential with North Yorkshire County Council.

Crosby road represents a sought-after residential area which enjoys the benefit of a local school within walking distance of the town centre and supermarkets.

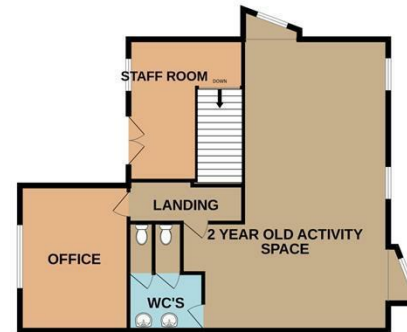


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
1920 sq.ft. (178.4 sq.m.) approx.



FIRST FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



BRAMLEY HEDGE, CROSBY ROAD, NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA : 2912 sq.ft. (270.6 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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Energy Efficiency Rating		Current	Potential
100-109 kWh/m <sup>2</sup> per year	A		
81-100 kWh/m <sup>2</sup> per year	B		
61-80 kWh/m <sup>2</sup> per year	C		
41-60 kWh/m <sup>2</sup> per year	D		
21-40 kWh/m <sup>2</sup> per year	E		
1-20 kWh/m <sup>2</sup> per year	F		
0-20 kWh/m <sup>2</sup> per year	G		

EU Energy Rating  
England & Wales  
EU Directive  
2002/91/EC

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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