



### Co-op Buildings

Hexham Old Road, Crookhill, Ryton, Tyne & Wear NE40 3ER

- Substantial Detached Former Co-op Building
- Planning for 6 x 2 Bed Flats, 2 x 1 Bed Flats & 1 x 2 Bed House
- Building Work Already Commenced
- Excellent Investment Opportunity
- Each Property is Spacious with Own Private Entrance
- 12 Parking Bays
- New Roof with Velux Windows Recently Installed

**Auction Guide Price £225,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 29<sup>th</sup> May 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

Situated in the heart of Crookhill, Ryton, the Co-op Buildings enjoy a prime position along the well-regarded Hexham Old Road. This sought-after area combines the charm of a residential neighbourhood with the convenience of excellent local amenities. Residents benefit from easy access to nearby shops, schools, and parks, while the vibrant town centre of Ryton is just minutes away, offering a wider range of services, cafes, and community facilities. Excellent transport links make commuting straightforward, with regular bus routes and close proximity to the A1 and A695, providing efficient connections to Newcastle, Gateshead, and beyond. The surrounding area is rich in green spaces, including the scenic Tyne Riverside Country Park, making it ideal for families, professionals, and outdoor enthusiasts alike. The Co-op Buildings offer a welcoming and well-connected base in a location that balances tranquility with accessibility.

## Description

We are pleased to bring to the market this substantial detached, three-storey former Co-op building, located in the popular area of Crookhill, Ryton. This unique development opportunity comes with the benefit of full planning permission for conversion into six 2-bedroom apartments, two 1-bedroom apartments, and one 2-bedroom house.

Works are already well underway, with significant progress made on-site. Key developments include the installation of a new roof complete with Velux windows on the east wing, construction of internal blockwork, and the laying of foundations and pipework for the approved extension. A substantial number of materials are already in place, offering a solid head start for continued development.

This is an exceptional opportunity for developers or investors to complete a project in a sought-after location, with strong demand for residential accommodation.

## Planning permission

Ref: DC/21/01168/FUL

Conversion of former Co-op Building to 6 x 2-bed flats, 2 x 1-bed flats and 1 x 2-bed house (already commenced)

(additional/amended information received 24/11/2021, 09/03/2022, 28/06/2022).

## Viewing

Strictly by appointment through this office.

## Tenure

Freehold

## Price

£225,000 +

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## Auction

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## Auction Guide Price

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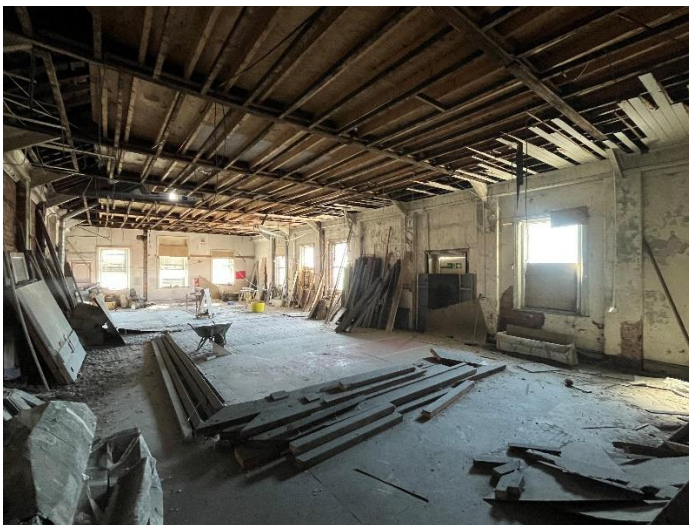
## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
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Ref I238 (Version 1)

Prepared 08<sup>th</sup> May 2025

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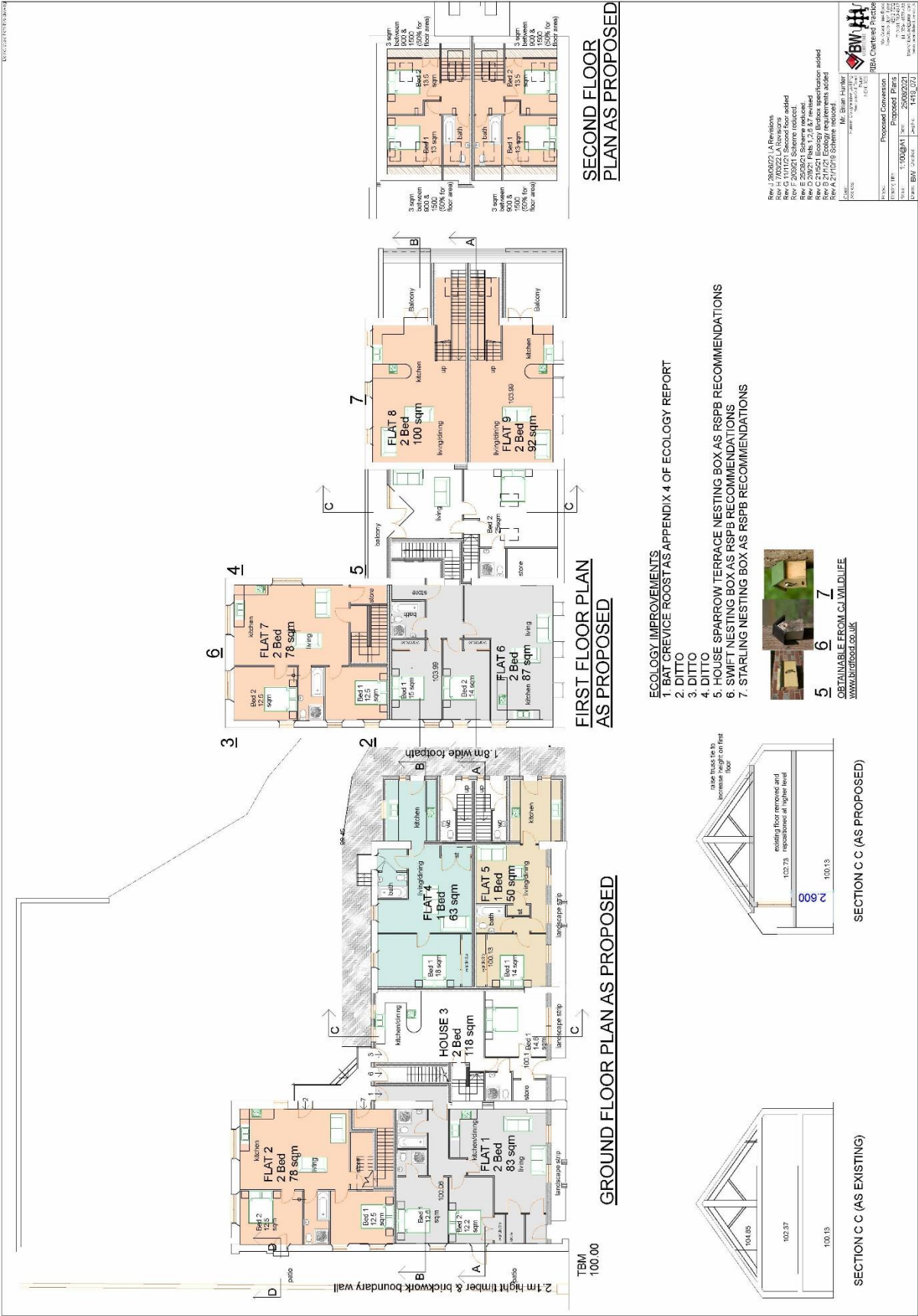


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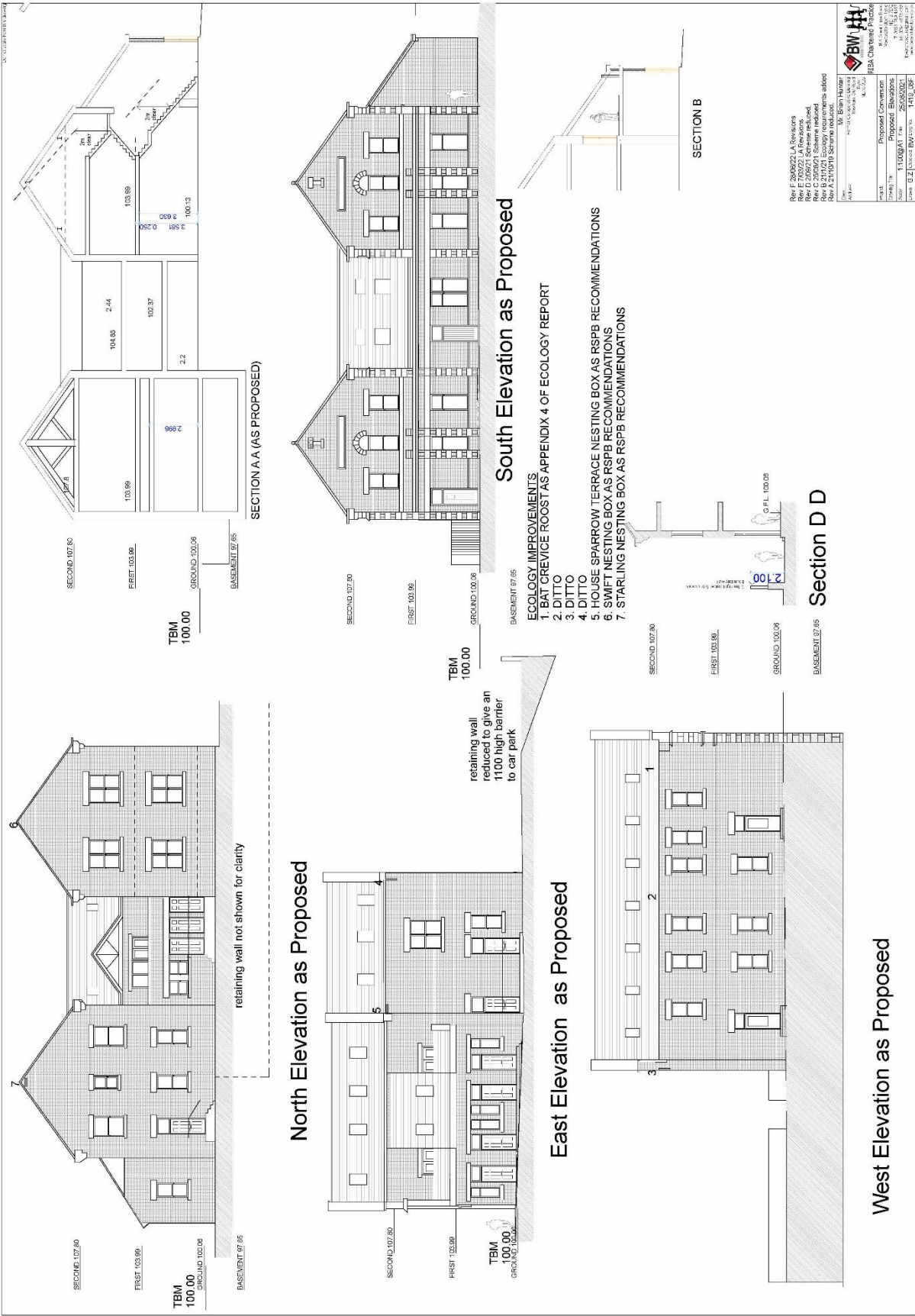


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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