



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 28th August 2025

Terms & Conditions apply, see website: 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 tranquillity 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 +

Viewing

Strictly by appointment through this office

Auction

Live online auction, bidding starts Monday 30th June 2025, terms and conditions apply, see website
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Auction Guide Price

£225,000 +

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
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Ref I238 (Version 1)

Updated August 2025

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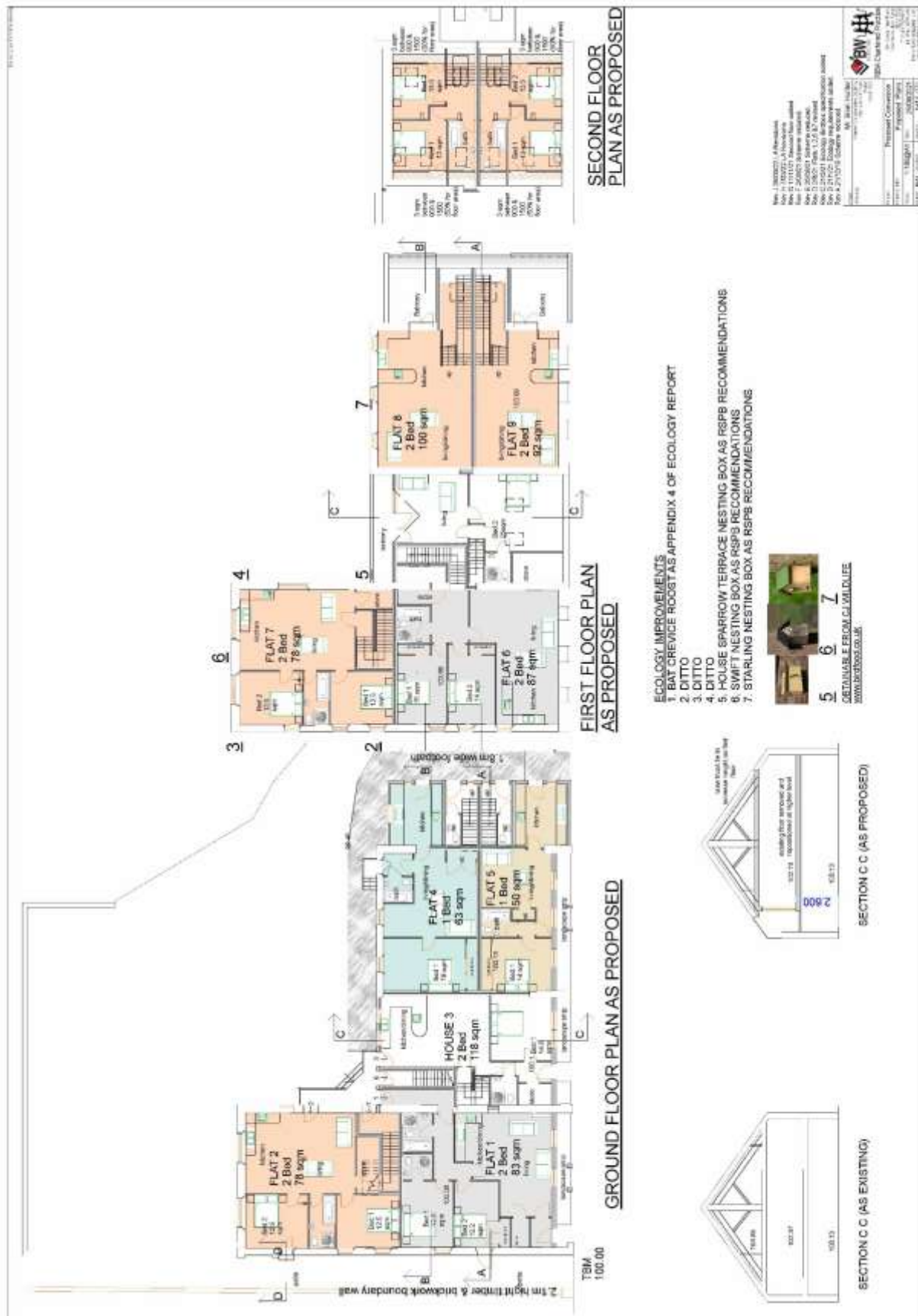


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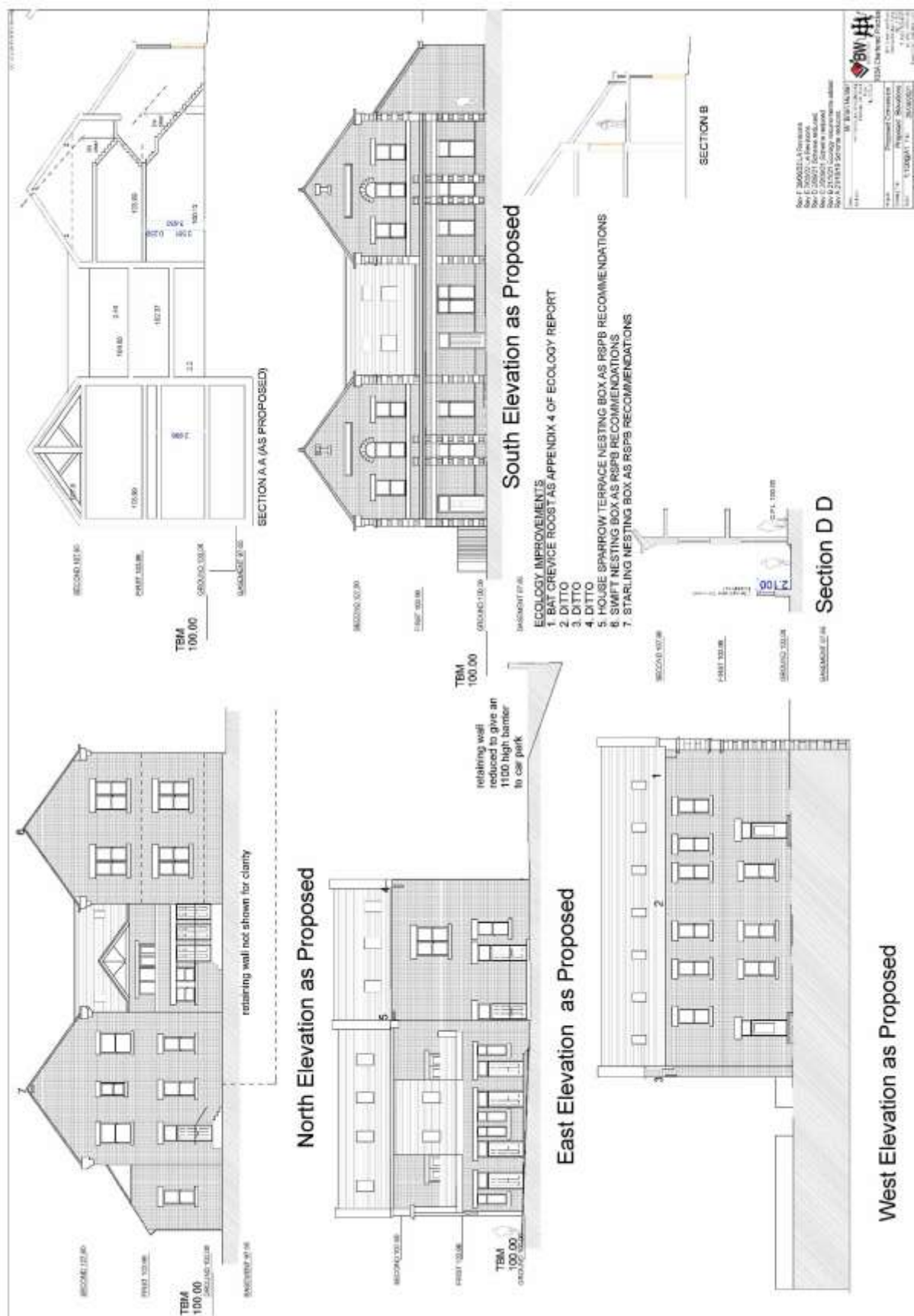


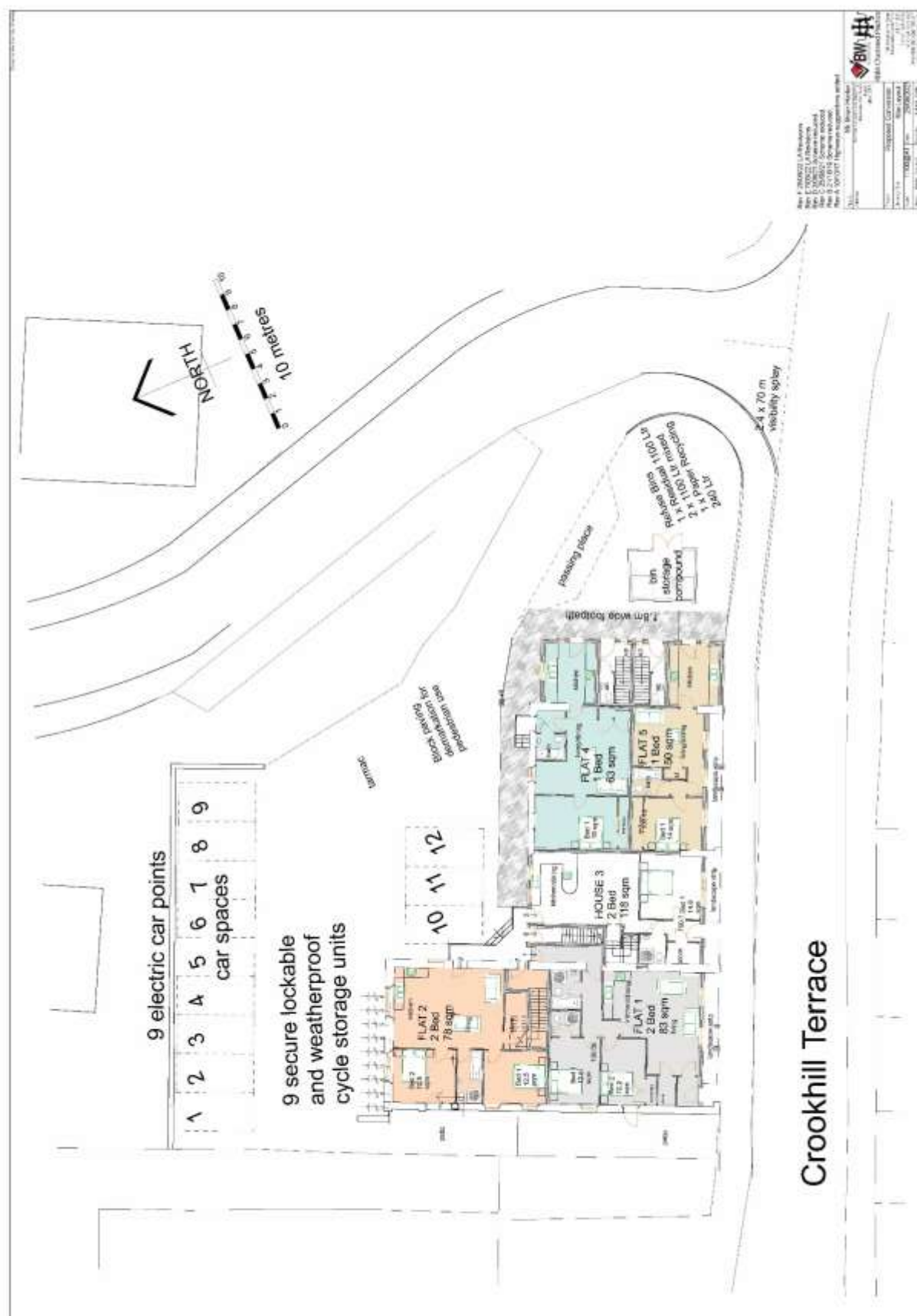
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