

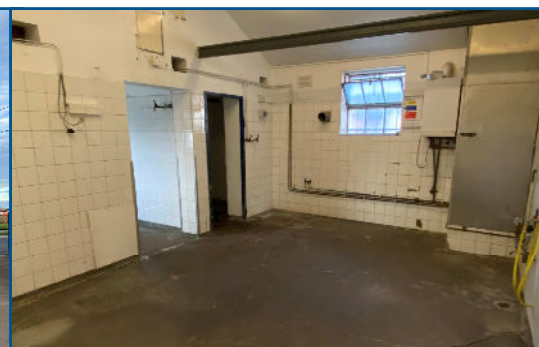
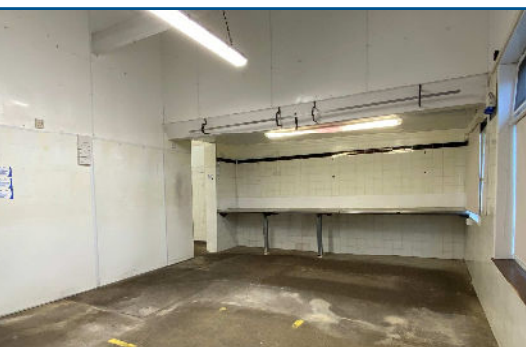
The Butchers Shop

Morton On Swale, Northallerton, DL7 9RF



A Former Butchers Shop with Full Planning Permission for Change of Use to a Dwelling

- Renowned Former Butchers 'R. Whites Family Butchers'
- Full Planning Permission
- Parking to the Front
- Huge Potential
- Viewing Strictly by Appointment Only
- Guide Price: Offers In Excess of £100,000



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SITUATION

A1(M) interchange at Leeming 3 miles. Northallerton 4 miles. Bedale 6 miles. Ripon 18 miles. York 39 miles. Leeds Bradford and Newcastle airports are both within an hour's drive. All times and distances are approximate.

The Butchers Shop stands well in the centre of the village. Its location allows convenient access to Northallerton, Bedale and the A1(M). The village of Morton on Swale benefits from a village shop, pub and a primary school as well as being on a regular bus route.

DESCRIPTION

The property briefly comprises a deceptive ground floor former butcher extending to 75m². It is ideally situated off the A684.

The property comprises off three well-proportioned rooms, with four separate accesses throughout. The shop front has a front access and large north facing window, the middle and back room are both similar sizes, with traditional shop and butcher fittings throughout. The property has full planning permission to convert the shop to a dwelling house.

Externally, there is space for parking a vehicle directly outside the front of the property. There is also a right of way through the black gates to the rear of the property. There is no further outside space, however, directly opposite the shop is a public green space and pond.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID.

This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

TENURE

Freehold with Vacant Possession.

PLANNING

The property has the benefit of full planning permission the Town & Country Planning Act 1990 Planning for Change of Use of a former butcher's shop to dwelling house to include raising existing roof line. This is in accordance with Application ZB23/01202/FUL (see copy attached).

COUNCIL TAX

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

SERVICES

All mains' services are connected to the property. A sub meter will need to be fitted for the water.

BROADBAND

High speed connection available.

FLOORPLAN/LAYOUT

The existing and proposed floorplan are shown on the attached drawings.

GUIDE PRICE

Offer In Excess of £100,000