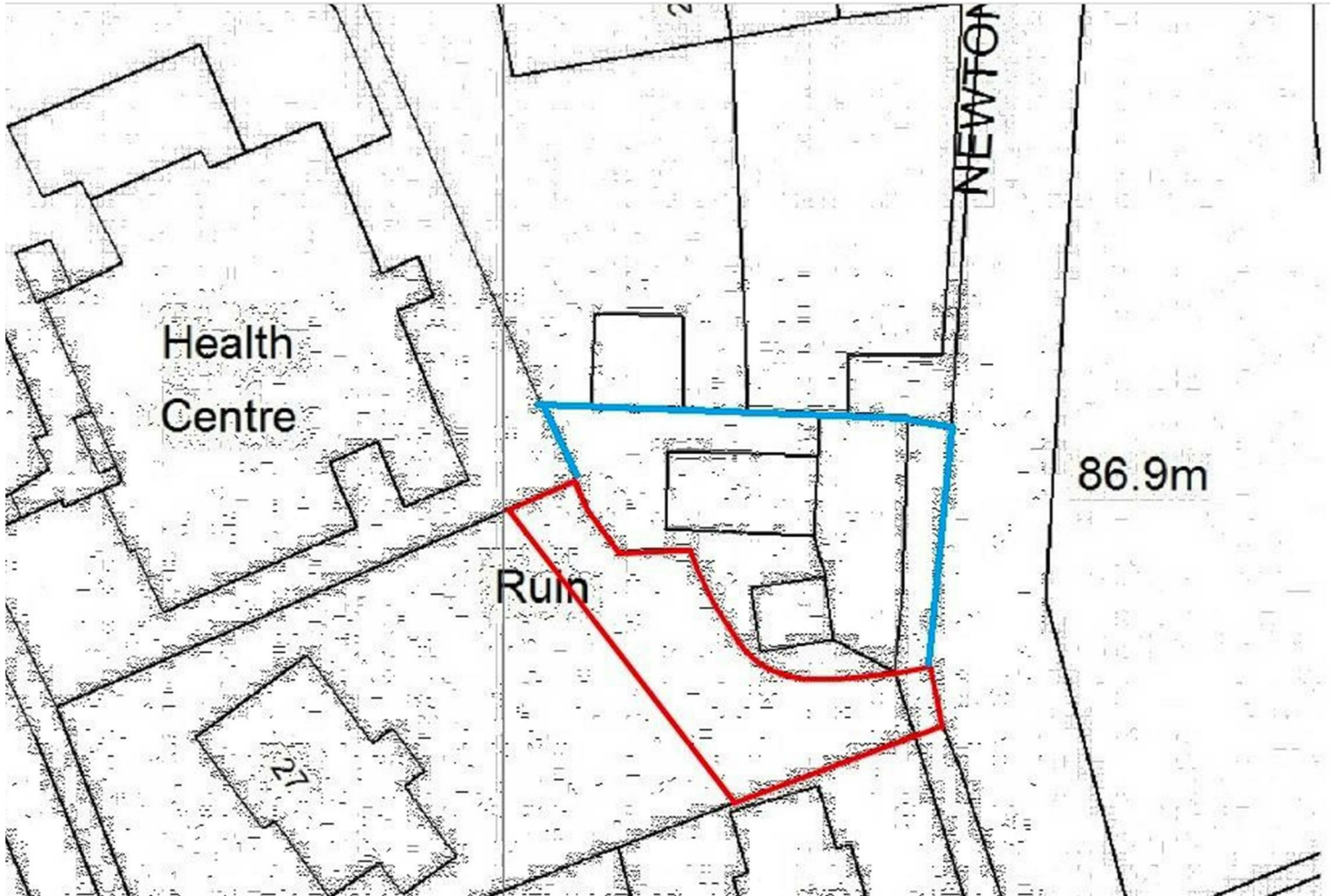




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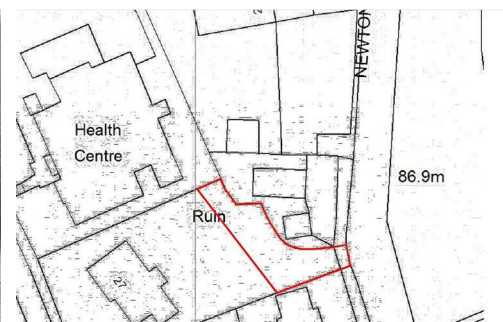


19 Newton Road and Adjacent Land

Great Ayton TS9 6BH

Guide Price £125,000

Two complementary plots of land are offered for sale as a marriage offering further development potential with either commercial use options or potential for residential use subject to planning. One is a former warehouse and garage with road frontage and has a property address 19 Newton Road, whilst the other is the adjacent land and is formerly the gardens of another property. Together they represent potential for development, subject to planning permission and are located perfectly, enjoying road frontage close to Great Ayton centre.



Situation and Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

Description

The marriage of these two plots offers potential for commercial use given the historical warehouse use for number 19 Newton Road. The site may have potential for residential use subject to appropriate planning permission. All potential buyers are advised to carry out their own enquiries.

Tenure

The properties are both freehold and will be offered with vacant possession on completion.

Viewings

Viewings are strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Services

19 Newton Road: Three-phase mains electric and mains water.

Mains electricity, gas, water and drainage are available in the vicinity. There is mains gas to the road frontage although it is not currently connected. We understand that 1000 mb broadband is available but not connected.

Agent's Note:

19 Newton Road land and the residual land from 27 Rosehill are being marketed as a sale together as a marriage, but please note the conveyance of these properties will be in two transactions.

