



All enquiries Ref: James Paterson



- Three substantial freehold mid terrace buildings converted into one larger property requiring modernisation
- Planning granted for Change of use from 27no bed care home to 6no residential apartments and 11no student apartments
- Full vacant possession

Location:

The property is situated on Norton Road between its junctions with Prospect Place and Hallfields Street. Public transport links include Stockton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A19 and A66, providing regional access across Teesside. Shopping amenities can be found locally within Norton village centre, with an extensive range of shops, bars and restaurants being found in Stockton-on-Tees town centre. Recreational pursuits can be found locally at the open spaces of Norton Recreation Ground and nearby green areas.

Description:

Three substantial freehold mid terrace buildings converted into one larger property requiring works and modernisation with planning permission granted for change of use from 27no bed care home to 6no residential apartments and 11no student apartments

Gross Internal Area GIA (Source: EPC)

Approximately 607 sq m (6,533 sq ft)

Planning:

Planning permission was granted by Stockton-on-Tees Borough Council on 17 October 2023 under planning application reference 22/2109/COU for the change of use from a 27bed care home to 6 residential apartments and 11 student apartments, including a new roof light, alterations to existing openings, external alterations, car parking, bicycle stands, and demolition of rear outbuildings

EPC rating: G

Council Tax Band: B





Planning link:

22/2109/COU | Change of use from 27no bed care home to 6no residential apartments and 11no student apartments to include new roof light, alterations to existing opening and associated external alterations to include car parking and bicycle stands (demolition of rear outbuildings). | Newland House 304-308 Norton Road Norton Stockton-On-Tees TS20 2PU

Note

Viewers should be aware that the property appears to have been previously used for the cultivation of plants. As a result, remnants of ventilation equipment and suspended wiring are still present. There are also areas where floorboards are missing. Extreme care must be taken when entering the property. Appropriate safety footwear, gloves and a mask should be worn, and a torch is essential for viewing.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

