



CROSBY ROAD, NORTHALLERTON

O.I.R.O £420,000



Northallerton  
Estate Agency





# Crosby Road

Northallerton, DL6 1AE

**FORMER COMMERCIAL PROPERTY FOR SALE ON A 0.2 ACRE SITE PREVIOUSLY USED AS NURSERY WITH SCOPE, SUBJECT TO PLANNING FOR RESIDENTIAL USE.**

- GREAT RESIDENTIAL DEVELOPMENT POTENTIAL
- WALKING DISTANCE TO TOWN
- FULLY CENTRAL HEATED
- GATED ACCESS
- CHAIN FREE
- GOOD SIZE PLOT



Richards House sits on 0.2 acres, a good size plot, just outside the centre of Northallerton, previously used as a children's day nursery. Having enjoyed substantial extension to provide a one of a kind set up in this very convenient very accessible location in Northallerton.

Crosby road represents a sought-after residential area which enjoys the benefit of a local school within walking distance of the town centre and supermarkets.

The property as it currently stands, is fully compliant with all necessary legislation with running a nursery would lend itself for that use for a prospective purchaser. Additionally due to its position and location it will lend itself, subject to planning permissions, a residential development or alternative commercial use extending possibly to restaurant or tearoom subject to necessary planning's.





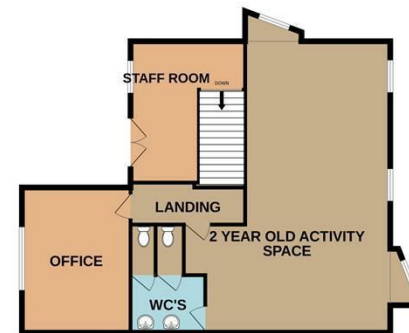
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
1920 sq.ft. (178.4 sq.m.) approx.



FIRST FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



BRAMLEY HEDGE, CROSBY ROAD, NORTHALLERTON, NORTH YORKSHIRE.

TOTAL FLOOR AREA : 2912 sq.ft. (270.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
<div> <div>101-120 kWh/m²/yr</div> <div>81-100 kWh/m²/yr</div> <div>61-80 kWh/m²/yr</div> <div>41-60 kWh/m²/yr</div> <div>21-40 kWh/m²/yr</div> <div>1-20 kWh/m²/yr</div> <div>0-20 kWh/m²/yr</div> </div>			
<div> <div>Very energy efficient - lowest running costs</div> <div>Most energy efficient - higher running costs</div> </div>			
England & Wales		EU Directive 2002/91/EC	

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  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.
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