



CROSBY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £590,000



Northallerton
Estate Agency



Crosby Road

Northallerton, DL6 1AE

OPEN HOUSE SATURDAY 27TH JULY 10AM-12PM. PLEASE CONTACT THE OFFICE TO REGISTER YOUR INTEREST.

COMMERCIAL PROPERTY FOR SALE ON A 0.2 ACRE SITE CURRENTLY USED AS NURSERY WITH SCOPE, SUBJECT TO PLANNING, FOR VARIOUS COMMERCIAL OR RESIDENTIAL USES.

- 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, presently utilised 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.

The property as it currently stands, is fully compliant with all necessary legislation with running a nursery would readily avail itself as 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.

A current application is being processed for change of use to residential with North Yorkshire County Council.

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.



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

