

**FOR SALE – Offers in the Region of £300,000**

**11/11A Southside**

**Hutton Rudby, Yarm, TS15 0DD**

**Residential Development Opportunity (Subject to Planning)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





## SITUATION/LOCATION

The property lies within the affluent village of Hutton Rudby approximately 4 miles west of Stokesley, 6 miles south east of Yarm and 10 miles from Northallerton. The area is a predominantly residential neighbourhood with a mix of traditional dwellings. The property overlooks the Village Green and commercial services in the Village include Hutton Rudby Primary School, Spar Convenience Store and Filling Station and a number of local businesses. The location is a popular commuter hub being well served for access to surrounding commercial districts via the A19.

## PREMISES

The property is the former Spar Convenience Store and attached four bedroom house forming the end of a terrace of period cottages.

The original property is of traditional brick construction under a pitched and clay tile covered roof. There are later extensions to the rear under flat felt roof.

The former shop comprises an open plan sales area with associated rear stores. There is loading access via timber door and an enclosed garden at the rear.

The house is spacious with four bedrooms, lounge, kitchen and dining room together with rear sunroom facing south. The house is separately served for services including a gas fired central heating system.

## DEVELOPMENT POTENTIAL

Subject to obtaining the requisite planning consents the property may be suitable for a variety of development opportunities, particularly residential conversion.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

Shop	233.34sq.m.	2,511sq.ft.
House	212.19sq.m.	2,283sq.ft.
Gross Internal Area Approx.	445.53sq.m.	4,794sq.ft.

Total Site Area Approx. 520.73sq.m.  
(Measured from Promap Mapping Service)

## RATEABLE VALUE/ COUNCIL TAX

Shop - £9,900  
House – Band E

## RESTRICTIVE COVENANT

The property is offered for sale based on the incorporation of a restrictive covenant prohibiting use as another convenience store. Other retail uses are permitted.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

Shop D87 House F25



\*For Identification Purposes Only

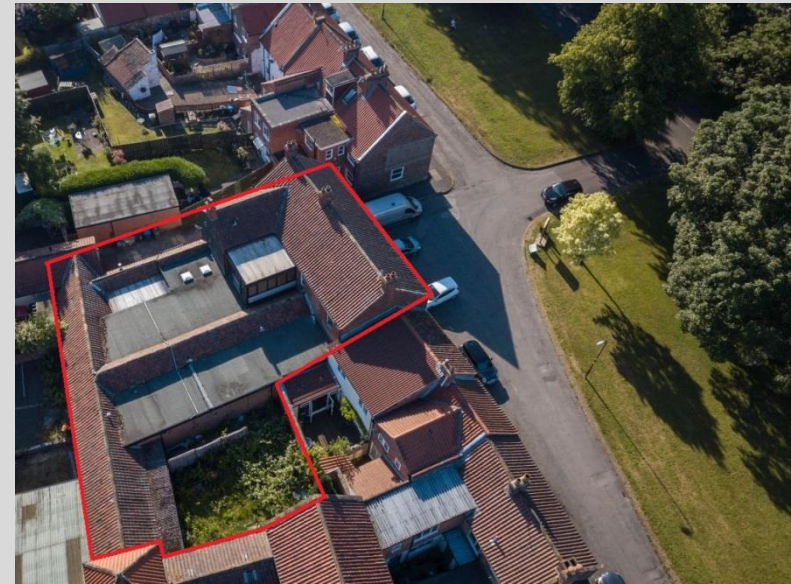
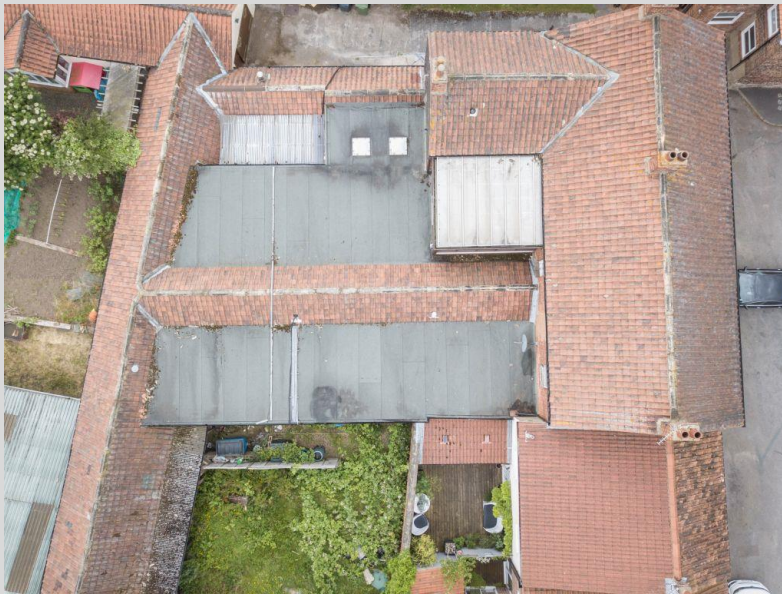


**18 St Cuthberts Way**  
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