



### Industrial in DL15

Milton Street, Crook, Durham, DL15 9JJ

**£325,000** Starting Bid

Private parking

### Property features

- ✓ We are advised the unit benefits from 3 Phase Electricity
- ✓ Two residential flats on site
- ✓ 1.258 acres of land
- ✓ Double garage and Office block
- ✓ Development opportunity

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

Property overview:

A rare chance to acquire a freehold 1.258-acre mixed-use site, combining established commercial buildings, residential accommodation, and—most notably—an exceptional 1.10-acre parcel of adjoining land offering outstanding development potential.

The property is accessed via two secure 16ft metal gates, opening onto a generous forecourt that leads to the main buildings: a large double garage, a two-storey office block, and two residential flats. All buildings benefit from three-phase electricity.

The site currently generates £1,440 per calendar month in rental income, with clear scope to increase returns through refurbishment or redevelopment.

The substantial land parcel positioned directly beside the main buildings provides a prime opportunity for commercial expansion, residential development, or a comprehensive mixed-use scheme (subject to planning).

Location:

Positioned just north of Crook with excellent access to Durham, Bishop Auckland the A68, A167, and A1(M), this is a prime opportunity for developers, investors, or businesses seeking space to grow.

Commercial Buildings:

The principal structure is a large double garage, formerly used as a coach garage, featuring multiple loading access doors and offers flexible internal space suitable for a range of commercial uses. While refurbishment is required, the building provides a solid base for operational businesses or future redevelopment.

A two-storey office block with facilities, further enhance the site's commercial appeal, offering adaptable space for administrative, operational, or specialist business needs.

Residential Accommodation:

Two purpose-built residential flats sit adjacent to the commercial buildings:

Ground floor 1 bedroom flat: recently refurbished to a high standard; will be sold with vacant possession.

First-floor 2 bedroom flat: currently let under an assured shorthold tenancy.

Additionally a prefabricated unit on site is leased to a sole trader, providing an additional income stream.

1.10 Acre plot:

The standout feature of this plot is the substantial 1.10-acre parcel of vacant brownfield site located directly alongside the existing buildings, it benefits from its own gated vehicle access. This expansive land offers a rare blank canvas for new industrial units, storage, workshops, housing, or a bespoke mixed-use scheme (STP).

Investment & Development Potential:

With its combination of existing income, flexible commercial space, residential units, and — critically — a large, undeveloped brownfield area, this site is suited to:

\*Developers seeking a project

\*Businesses requiring space to expand

\*Investors looking for a multi-stream income asset

\*Those exploring mixed-use or phased redevelopment opportunities

\*The site is not subject to any public rights of way, ensuring privacy and simplifying future planning considerations.

The site is not subject to any public rights of way.

Please enquire today to learn more about how this property can serve your business or investment ventures.

Price: Starting Bid £325,000

Property Type: Industrial

Business Type: Garage

Internal Size: 54798 Square Feet

External Size: 54798 Square Feet

Parking: Private

## Location

Positioned just north of Crook with excellent access to Durham, Bishop Auckland the A68, A167, and A1(M), this is a prime opportunity for developers, investors, or businesses seeking space to grow.

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## Accommodation

The property benefits from a sizeable double garage ideal for operating as a business or further operational needs. Additionally, the property boasts an impressive double story office block with facilities. This space is perfect for administrative needs or can be adapted to suit a variety of commercial practices. Additionally there are Two residential flats and a prefabricated building on site.

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## Tenure

Freehold. Title number DU346950

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## Council tax

Band A

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## EPC

Available upon request ( rating E )

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## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



**Ground Floor**  
Floor area 140.6 sq.m. (1,514 sq.ft.)

**First Floor**  
Floor area 50.2 sq.m. (540 sq.ft.)

**Total floor area: 190.8 sq.m. (2,054 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk**

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