



## Leven Street, Saltburn-by-the-Sea, TS12 1JY

Impressive Late Georgian property suitable for a variety of uses including Residential Care, Nursery School and Personal Residence.

- Previously Operating as a 16 Bed Residential Care Home
- Planning Approved for conversion to a 6 Bedroom Executive Home R/2023/O621/CA
- Available Leasehold £60,000 per annum (FRI Lease with terms to be agreed)
- Planning Approved for Nursery School Use. R/2024/O455/CA
- Available For Sale Freehold £625,000
- EPC Rated B



Summary

|                |                                  |
|----------------|----------------------------------|
| Available Size | 5,866 sq ft                      |
| Rent           | £60,000 per annum                |
| Price          | Offers in the region of £625,000 |
| Business Rates | N/A                              |
| EPC Rating     | Upon enquiry                     |

Description

A stunning Late Georgian property offering great versatility, ideal for use as a residential care facility, nursery school, or private residence.

Spanning three floors, the property previously operated as a 16-bed residential care home. In 2023, planning permission was granted for conversion into a six-bedroom residence, followed by approval in 2024 for use as a children’s nursery school.

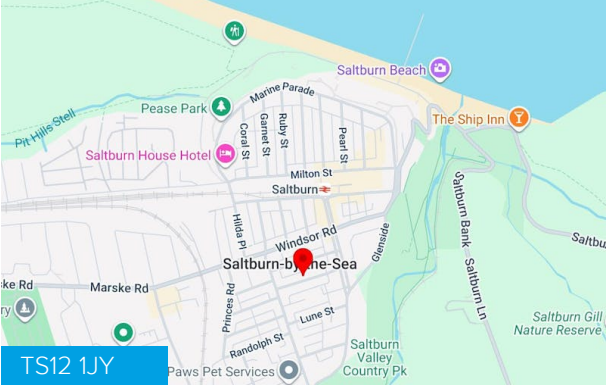
Location

Saltburn is a charming seaside town on the North Yorkshire coast, known for its breathtaking coastline and cliff views. It's famous for attractions like the Valley Gardens, Victorian pier, and cliff lift. With excellent train and road links to the A174, Saltburn serves as an ideal base for exploring the North Yorkshire coast.

Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m   | Availability |
|----------|-------|--------|--------------|
| Building | 5,866 | 544.97 | Available    |
| Total    | 5,866 | 544.97 |              |



Viewing & Further Information



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