

SOUTH ELEVATION.



WEST ELEVATION.





Station Road, Carlton Miniott, Thirsk

£465,000

Stephensons
land & new homes

Station Road, Thirsk YO7 4LS

Est. 1871

£465,000



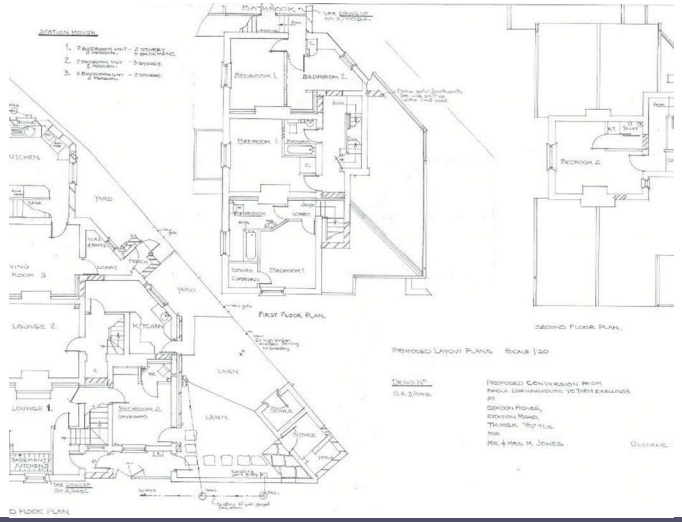
An exceptional residential development opportunity in a prime 0.25 of an acre plot positioned adjacent to Thirsk Railway Station. This attractive scheme comes with full planning consent for 5 new dwellings with the conversion of a characterful Victorian former Station Master's House into 3 distinctive homes, alongside the construction of 2 newly built, cottage style 2 bedroom dwellings.

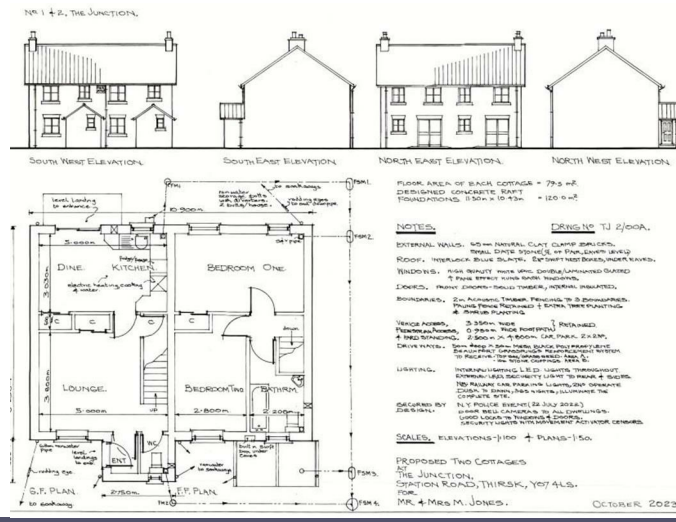
The development combines the appeal of a fascinating heritage conversion with sensitively designed new-build accommodation, creating a scheme with broad market appeal in a highly accessible and desirable location. The consented mix presents an opportunity to deliver a premium boutique style residential product, responding to the increasing demand for well-connected homes that combine character, architectural interest and quality that will appeal strongly to the owner occupier, private rental and holiday let markets.

Constructed in 1854 to a distinctive design as the Station Master's House for the North Eastern Railway, the property extends to approximately 2,296 sq ft (213 sq m) of accommodation arranged over 4 floors. Rich in period character, it retains a wealth of original features and now offers significant scope for cosmetic refurbishment and general improvement.

Externally, the property occupies a generous plot of approximately 0.25 of an acre, featuring a gated driveway and ample off-road parking, together with established lawned gardens and grounds within which, planning consent has been secured for the construction of an adjoining pair of thoughtfully designed 2 bedroom cottage style dwellings, each extending to approximately 807 sq ft (74.3 sq m) gross internal area.

PLANNING OVERVIEW - REFERENCE ZB23/02102/FUL





Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage by way of a septic tank
Broadband: Up to 1600 Mbps* download speed
EPC Rating: 19 - G
Council Tax: E - North Yorkshire Council
Current Planning Permission: See Planning Overview

*Download speeds vary by broadband providers so please check with them before purchasing.













An Appeal Decision made by the Planning Inspectorate on 22 January 2026 has determined that planning permission is granted for the conversion of an existing dwelling to three 2 bed dwellings and construction of two, 2 bedroom cottages in accordance with the application Ref ZB25/01254/MRC and a schedule of conditions that include the development permitted shall be begun by 15 April 2028.

Electronic copies of the approved plans, noise and ground assessments undertaken to date, together with the conditions set out within the Decision Notice, are available from the selling agent upon request or can be accessed online via North Yorkshire Council's planning portal along with all of the previous planning history connected to this property.

Please note that the proposed development is liable for contributions under the Community Infrastructure Levy (CIL) Charging Schedule. Full details of the applicable charging schedule are available via North Yorkshire Council's website.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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Partners:

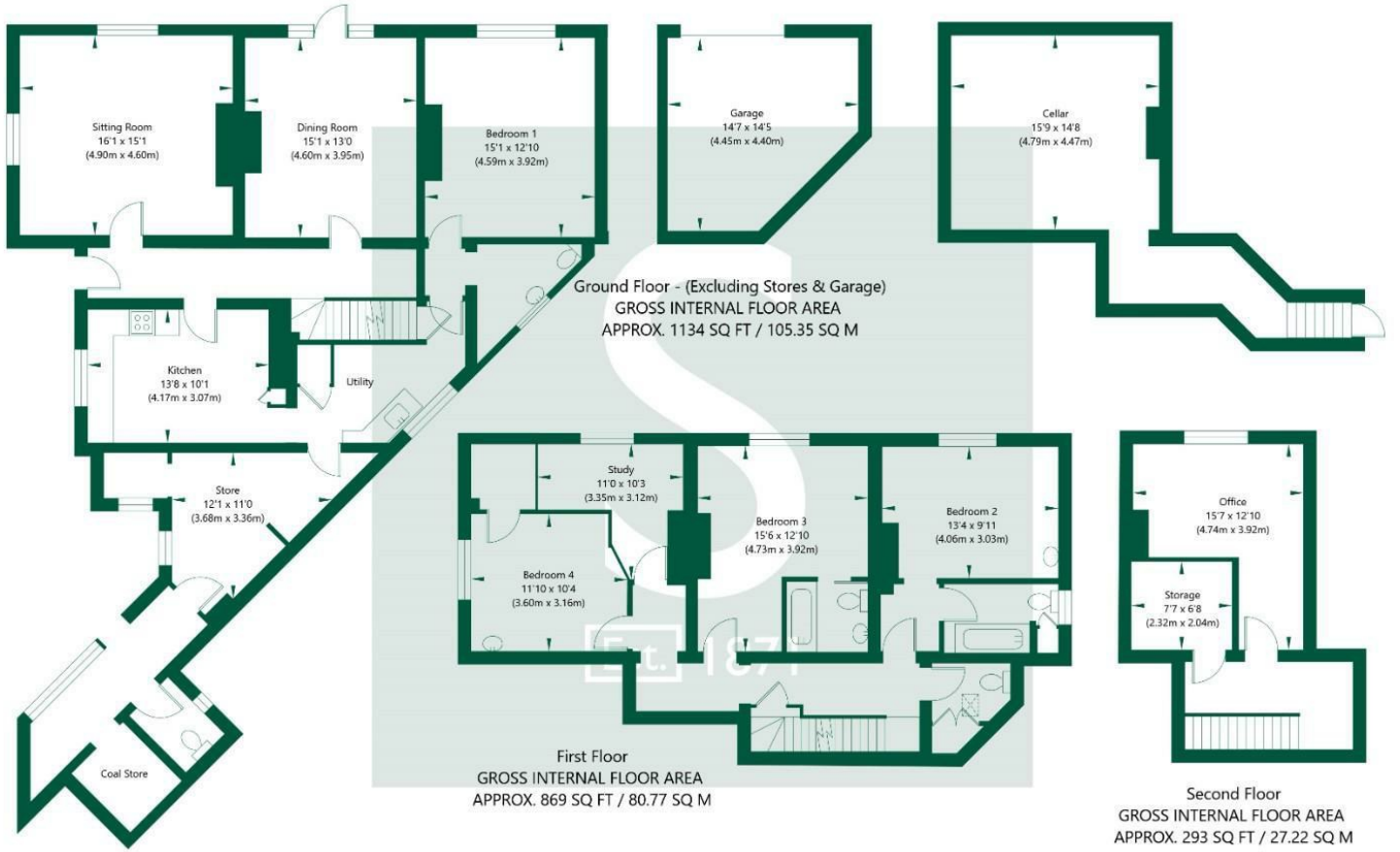
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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R L Cordingley BSc FRICS FAAV
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Station House, Station Road, Thirsk, York, YO7 4LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2296 SQ FT / 213.34 SQ M - (Excluding Stores, Garage & Cellar)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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