



## Laurieston Laurieston, Leven Street

Saltburn-By-The-Sea, TS12 1JY

**£625,000**



Occupying and Impressive Site, a Rare and Unique Opportunity to acquire a Residential Conversion Project. Offered with Immediate Vacant Possession, and Outline Planning Permission for an Executive 6 bedroom Family Residence in the Heart of Saltburn.



Formerly a 16 Bedroom Care Home with a further on site 4 bedroom Living Quarters to the Second Floor. This Substantial Late Georgian Residence is available to return to commercial use, or complete with Outline Planning Permission for a 6 bedroom Executive Detached Residence, which would be truly outstanding on completion.

Laurieston is an impressive Late Georgian detached property, set in stunning grounds, and is located a short walk from Saltburn Town Centre and Valley Gardens. Close to all transport links and local amenities, this is an extremely rare and exciting opportunity to acquire a piece of Saltburn's unique history, and convert it into a stunning Modern Family Home.

Local Authority: Redcar and Cleveland  
 Planning Permission Reference: R/2023/0621/CA  
 Tenure: Freehold  
 EPC Rating: B

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

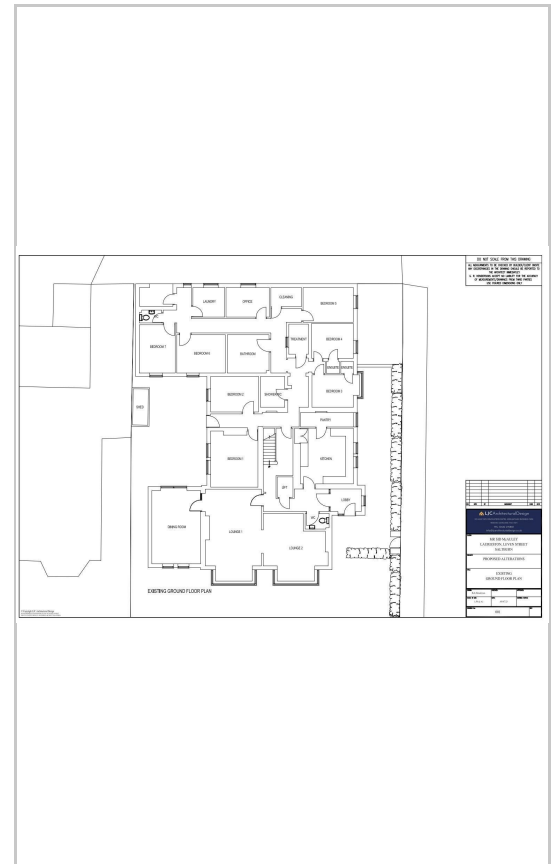
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.


**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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