

# THE OLD STATION HOUSE, STATION LANE, SKELTON, TS12 2LW



## **FOR SALE BY AUCTION**

**\*\*\* Taking Bids Now \*\*\***



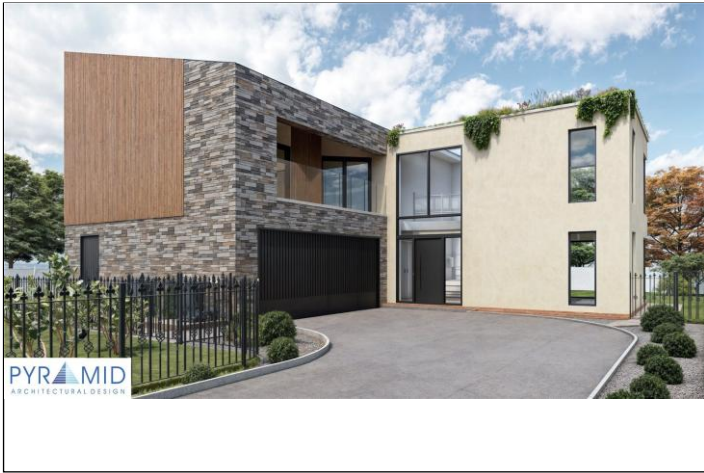
- ▲ Full planning permission for two 4-bedroom, 3-bathroom detached executive eco homes
- ▲ Designed for privacy with south-facing aspects
- ▲ Two roof terraces per dwelling
- ▲ Multi-generational living layout with flexible ground floor en-suite/office
- ▲ Large double integrated garages
- ▲ Gas, drainage and water connections already in place
- ▲ Prestigious historic village site
- ▲ Sought-after coastal village location
- ▲ Early enquiry is highly recommended to fully appreciate the scale, quality, and unique heritage of this superb development opportunity

**Guide Price £99,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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## THE OLD STATION HOUSE, TS12 2LW



\*\*\* For Sale By Auction \*\*\* Taking Bids Now \*\*\* Option 1 \*\*\* [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

An exciting and rare opportunity to acquire a generous plot of land in the popular village of Skelton, offered with full planning permission for the construction of two substantial four-bedroom, three-bathroom detached executive eco homes.

Situated within an established residential setting, the approved plans have been carefully designed to maximise privacy and take full advantage of desirable south-facing aspects. Each dwelling will feature two roof terraces, creating impressive outdoor spaces ideal for relaxing or entertaining.

The spacious internal layouts have been thoughtfully planned for modern family life and multi-generational living. Each home includes:

- Four bedrooms
- Two en-suites
- A family bathroom
- A separate downstairs WC
- A ground floor en-suite room designed to accommodate multi-generational living, which can alternatively serve as a private home office
- Large double integrated garages

The site benefits from existing gas, drainage, and water connections, remaining in place from the previous dwelling, offering a practical advantage for development.

**TO VIEW:** Tel: 01287 552280  
10 Chaloner Street, Guisborough, TS14 6QD

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In addition to its development potential, the plot holds notable local prestige, being the historic site of the original village train station and the prominent Station Master's House, which stood on the site until 2018 when it was sadly lost to fire. This unique heritage adds further character and significance to an already exceptional opportunity.

Skelton is a well-connected and highly regarded village close to the North Yorkshire coastline, offering a range of local amenities, schooling, and transport links. The nearby seaside town of Saltburn-by-the-Sea provides further leisure facilities, beaches, and rail connections.

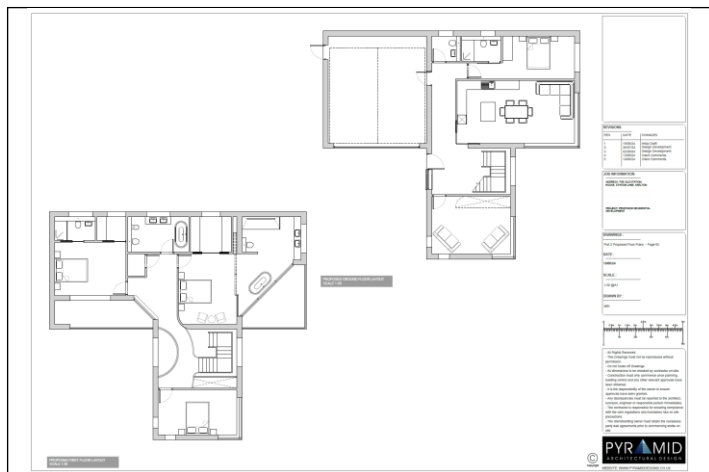
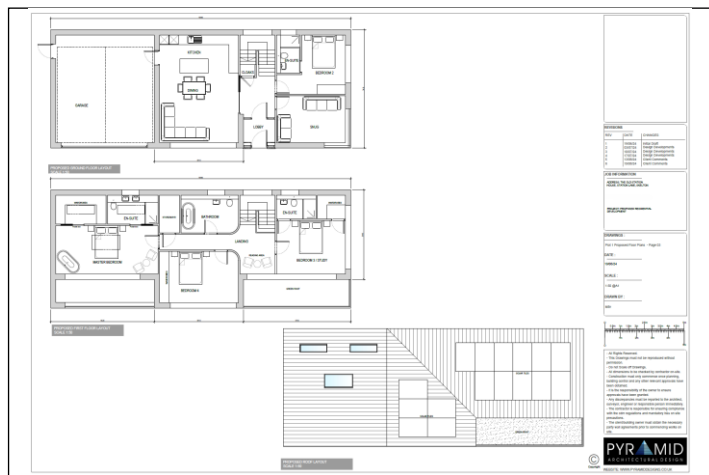
This is an outstanding opportunity for developers, investors, or self-build buyers seeking to deliver high-quality, sustainable executive homes in a desirable and historically significant location.

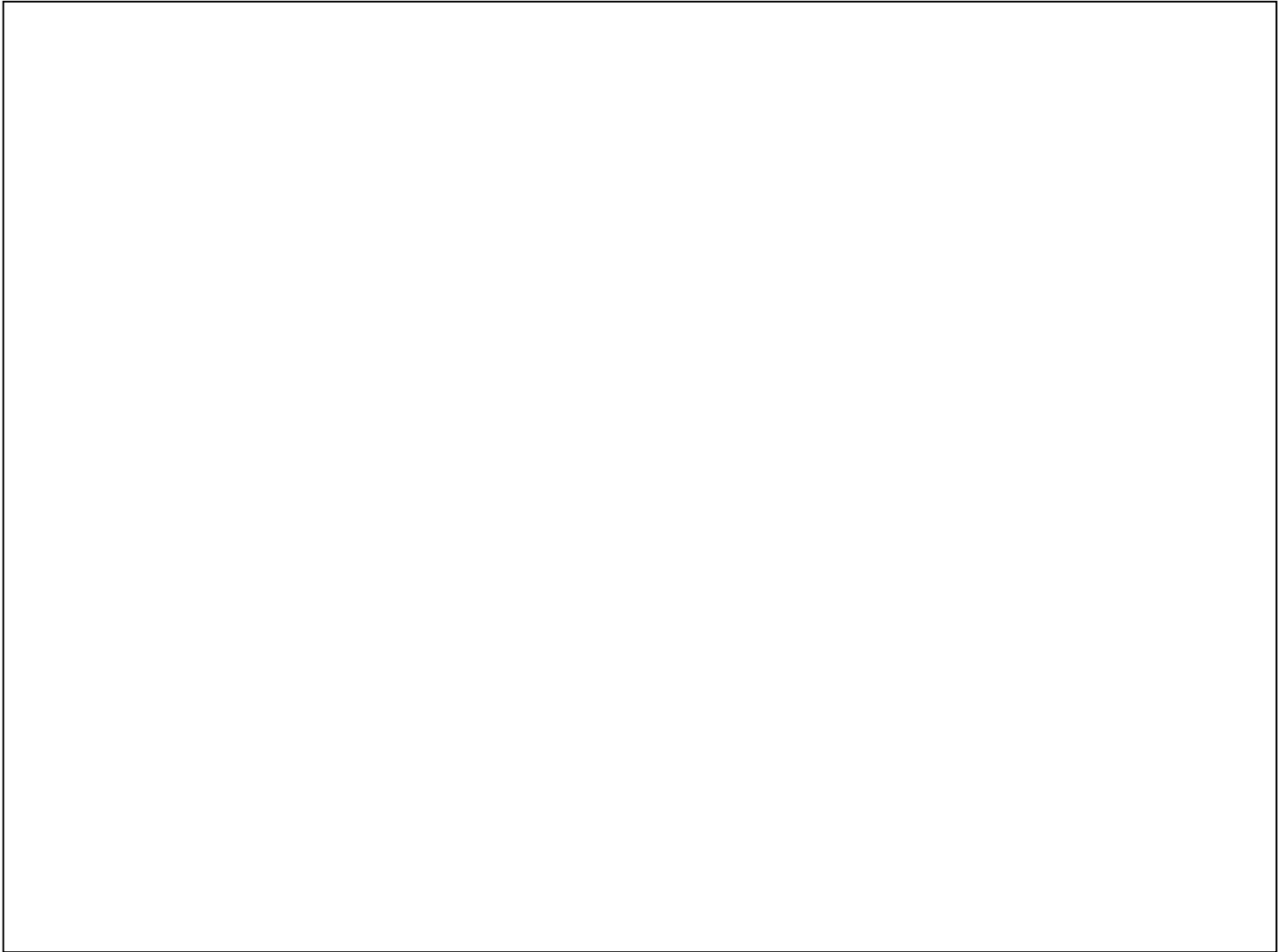
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**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on Tel: 01287 552280





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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