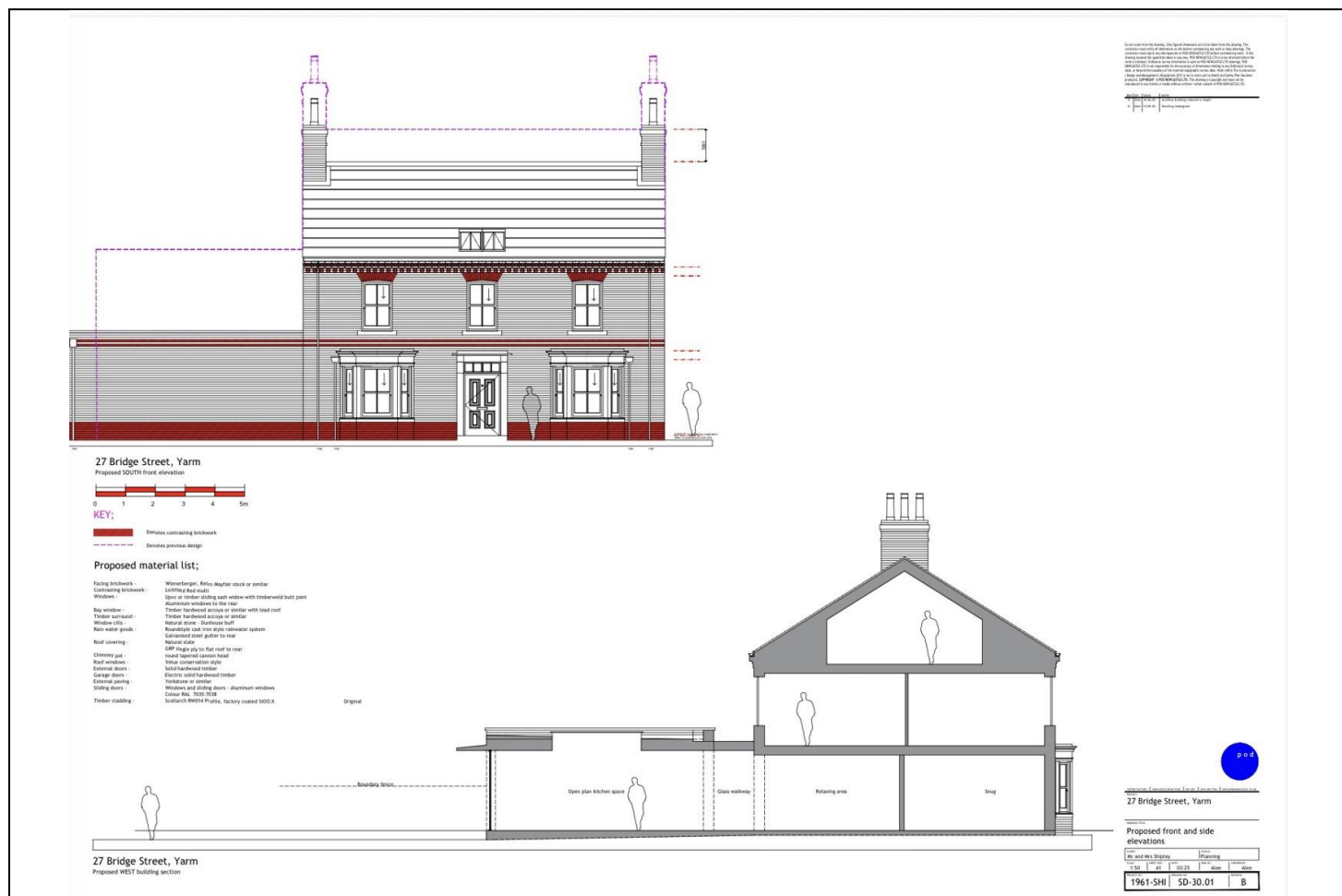


BRIDGE STREET, YARM, TS15 9BY



FOR SALE BY AUCTION

Thursday 30th July 2026



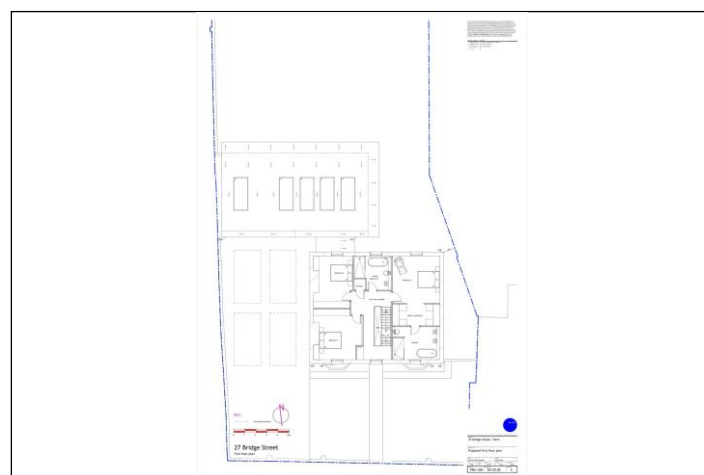
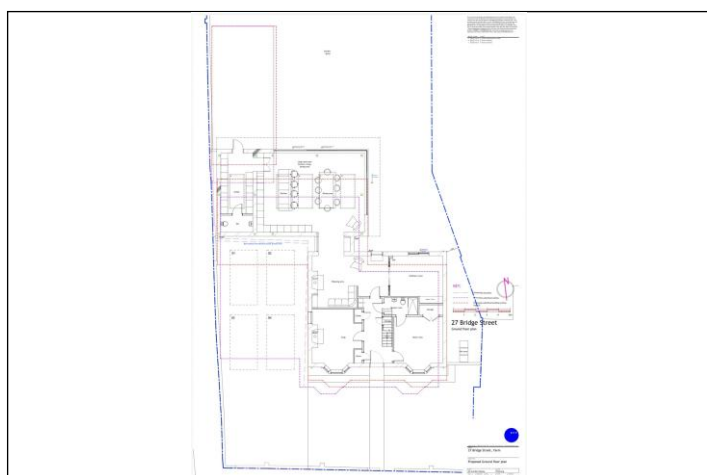
- ▲ A prime development site located in central Yarm, with its cosmopolitan High Street located nearby
- ▲ Occupying a generous plot extending to approximately 0.25 acres or thereabouts, with a pleasant backdrop over the river to the rear
- ▲ Planning permission is pending for the erection of a large five bedroom detached home with double garage
- ▲ The existing two bedroom detached bungalow with various outbuildings would

- be demolished to make way for the new structure
- ▲ There will be generous gardens to front and rear, driveway and double garage
- ▲ The accommodation will be laid out over three floors with five generous bedrooms
- ▲ There is a family bathroom, second floor shower room and en-suite with dressing room to the master bedroom
- ▲ There will be ground floor provides four reception rooms, a large kitchen/dining area, utility room and cloakroom/WC

Guide Price £390,000

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Planning Application Reference for Stockton Portal:

25/0690/FUL

EXISTING BUNGALOW

HALLWAY

LOUNGE - 5.57m x 3.79m (18'3" x 12'5")

KITCHEN - 3.90m x 3.06m (12'10" x 10')

INNER LOBBY

UTILITY ROOM - 2.56m x 2.33m (8'5" x 7'8")

BEDROOM ONE - 3.66m x 3.21m (12' x 10'6")

BEDROOM TWO - 3.64m x 2.45m (11'11" x 8')

BATHROOM - 1.96m x 1.92m (6'5" x 6'4")

SEPARATE WC - 1.36m x 1.20m (4'6" x 3'11")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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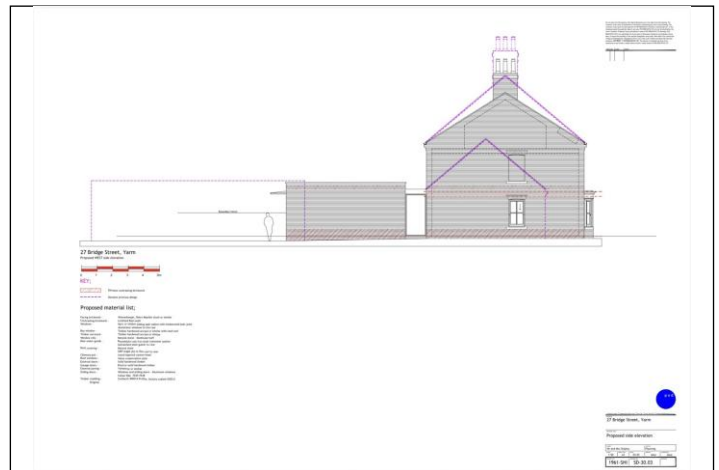
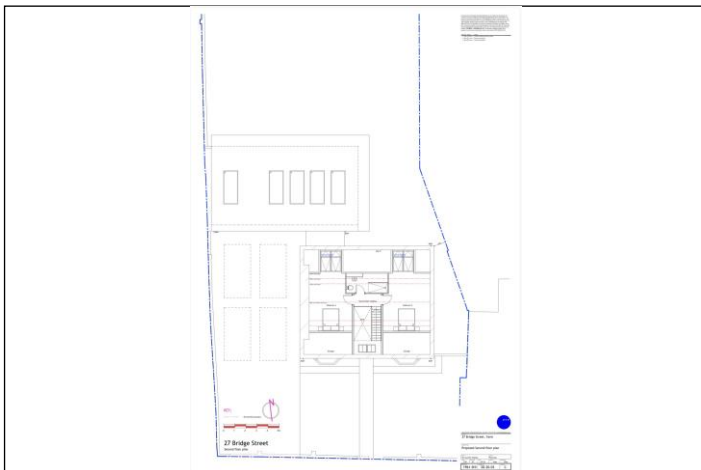
AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

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.

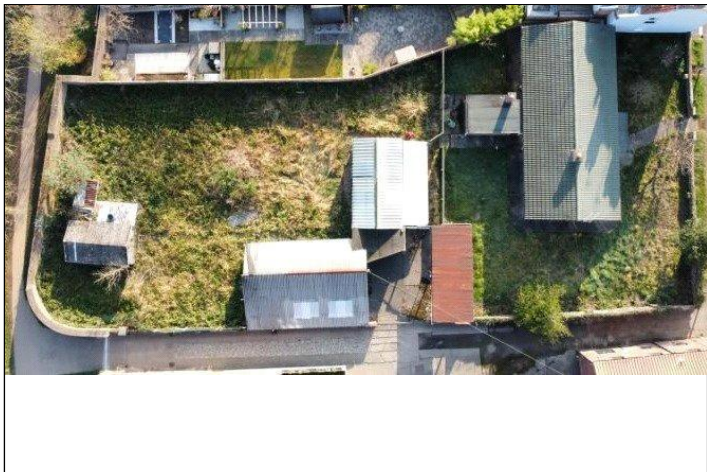
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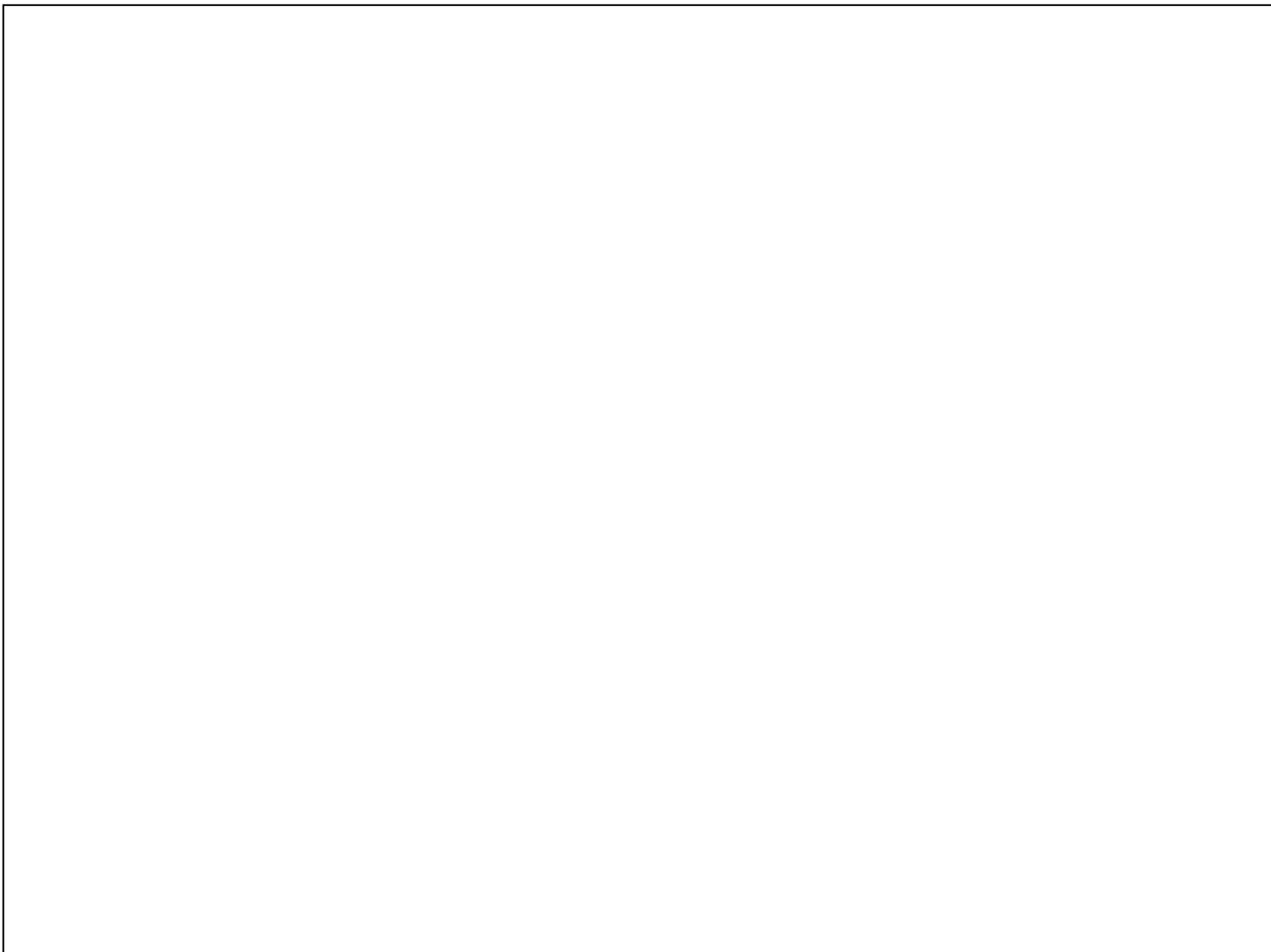
Council Tax Band: NA **Tenure:** Freehold

TO VIEW: Contact our Yarm office on
Tel: **01642 788878**



BRIDGE STREET, TS15 9BY





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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