

**EXCEPTIONAL INVESTMENT OPPORTUNITY,  
ST. HILDAS TERRACE, NORTH YORKSHIRE, YO21 3AG**



- ▲ Three Dwellings
- ▲ Established Holiday Lets
- ▲ Business Rate Relief on Holiday Lets
- ▲ Fantastic Outdoor Space

- ▲ Full Planning Permission
- ▲ Central Location
- ▲ Immediate Income

**£1,350,000**

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

**Michael Poole**  
sales | lettings | auctions

## EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG



Attention investors - An exceptional investment opportunity in the heart of Whitby, offering a unique and versatile property comprising two well-established holiday lets and a large open space formerly part of the Old Church Hall with planning consent for a third Dwelling together with Building Regulations approval.

The existing holiday lets are successfully trading and provide immediate income, making this an ideal proposition for investors looking to take over a thriving business while further enhancing the site's potential. The additional building, a characterful former church hall, benefits from approved planning permission to create a spacious and distinctive residential unit, allowing buyers to add significant value.

Externally, the property also includes planning consent for two new ground floor garages, along with a large private garden—an increasingly rare feature in such a central location—offering further development potential or an attractive outdoor space for future occupants.

Situated in a highly desirable and sought-after area, this property combines income, development opportunity, and long-term growth potential, making it a truly rare find in Whitby.

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

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



## EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG

**CHURCH HALL** - This well-established holiday let apartment is ideally situated in the heart of Whitby, offering an excellent turnkey investment opportunity. Benefiting from small business rate relief, the property presents an attractive and cost-effective addition to any portfolio.

The spacious and well-appointed accommodation comprises an entrance hall, four double bedrooms, a generous open-plan lounge/kitchen/diner, a family bathroom, and a Jack and Jill shower room, providing flexible and comfortable living space for guests.

Externally, the property enjoys a large private patio area, accessible via double doors from the kitchen as well as from the side of the property—perfect for outdoor dining and relaxation.

**SUMMER HILLS** - A large open space formerly part of the Old Church Hall would suit a variety of uses subject to planning permission. Planning consent in place for a dwelling with Building Regulations approval allows an immediate start for the conversion works.

This presents an exciting opportunity for buyers to create a unique and characterful living space or high-end holiday accommodation tailored to their own vision.

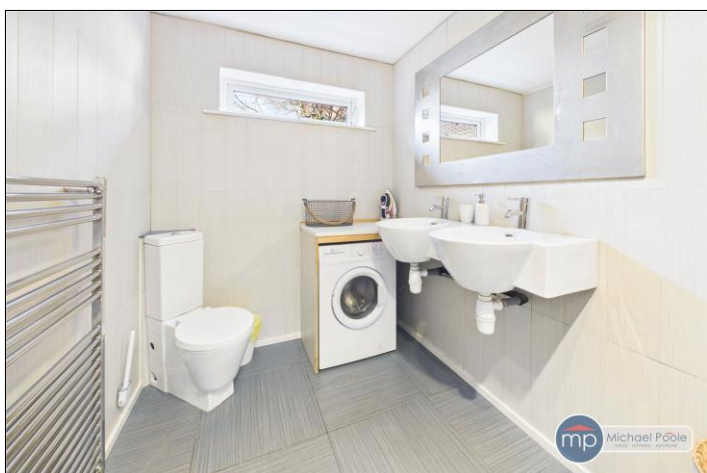
Further details and planning documentation are available upon request via the branch.

**SECRET GARDEN HIDEAWAY** - A beautifully presented and well-established holiday let, currently undergoing enhancement works to create three bedrooms and a shower room to the first floor, with a family bathroom downstairs, further increasing its appeal and capacity. Despite these improvements, the property continues to operate successfully as a holiday let, benefiting from a high level of repeat business.

Church Hall also boasts a stunning walled garden—an ideal private space for guests to relax and enjoy the outdoors, adding to its charm and desirability.

Additionally, the property benefits from small business rate relief, making it an even more attractive and cost-effective investment opportunity.

**Tenure:** Freehold



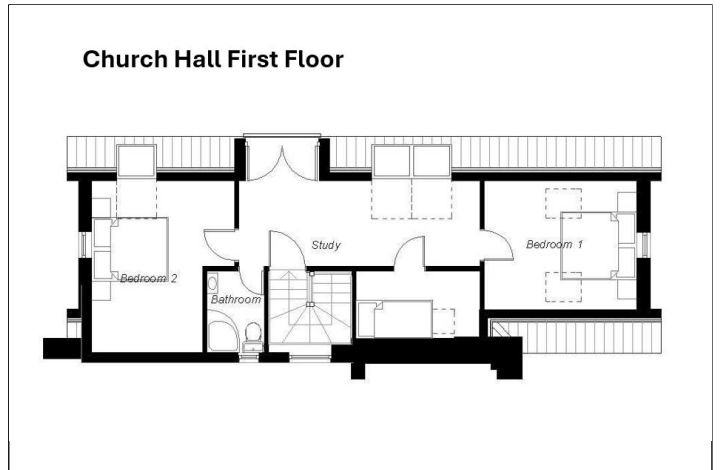
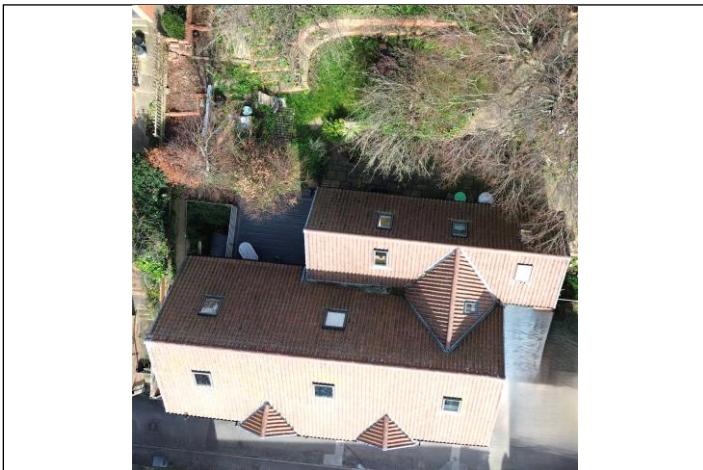
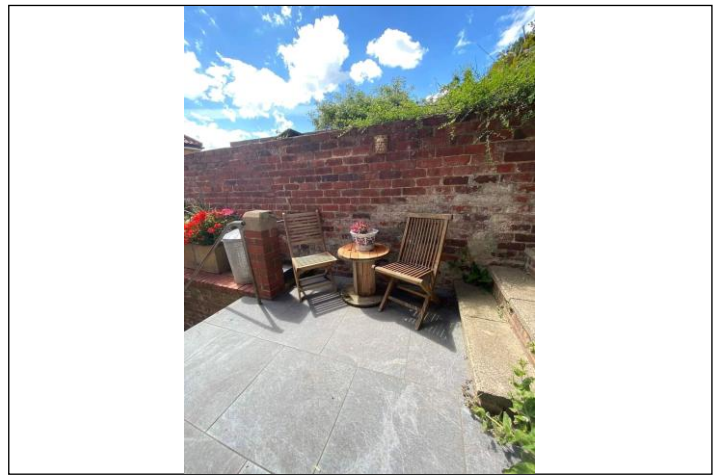
# EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG



EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG

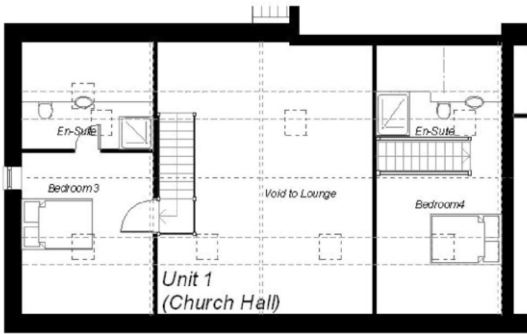


EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG

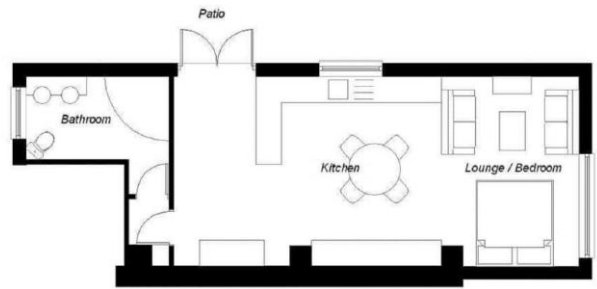


# EXCEPTIONAL INVESTMENT OPPORTUNITY, YO21 3AG

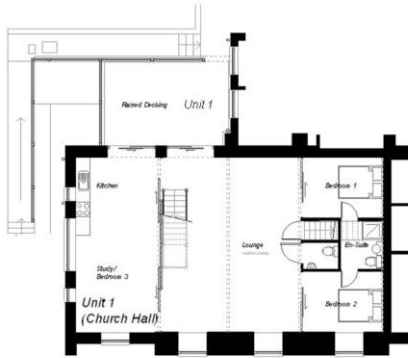
### Summer Hills First Floor Plan



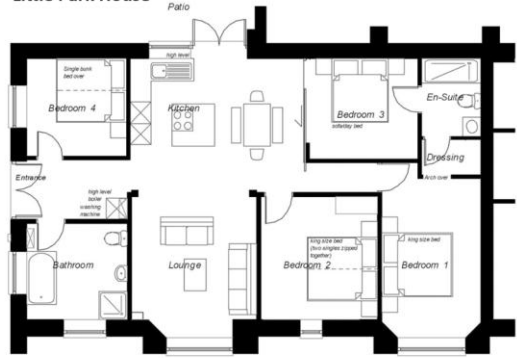
### Church Hall Ground Floor



### Summer Hills Ground Floor Plan



### Little Park House





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.

**TO VIEW:** Contact our Guisborough Office on Tel: **01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD



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

**Michael Poole**  
sales | lettings | auctions