



6 High Street, Loftus, Saltburn-by-the-Sea, TS13 4HW

Residential Care Facility For Sale By Auction. Starting Bids
£180,000. Suitable For A Variety Of Uses (Subject To Planning
Permission).

- 9 Bedroom Assisted Living Care Facility For Sale Freehold
- Set Over 3 Floors
- Well Equipped Kitchens and Laundry Room
- Starting Bids £180,000
- Variety of Communal Areas, Multiple WCs and Shower Facilities
- Ideal Investment or Redevelopment Project

Summary

Available Size	3,240 sq ft
Price	Auction £180,000 Starting Bids
Business Rates	Upon Enquiry
EPC Rating	D (61)

Description

A substantial and highly versatile former assisted living facility arranged over three floors, prominently positioned in the heart of Loftus town centre. This impressive period property extends to approximately 9 bedrooms, complemented by a range of well-proportioned communal and ancillary spaces, including a generous living room, dining room, office, and a large kitchen suitable for commercial or multi-occupancy use.

The accommodation is further enhanced by multiple WCs and shower rooms across all levels, together with a dedicated laundry room and ample storage throughout, creating a practical and adaptable layout ideally suited to continued care provision or alternative residential uses.

The scale and configuration of the property present an excellent opportunity for investors or developers seeking conversion to a House in Multiple Occupation (HMO), supported living scheme, or residential apartments, subject to the necessary consents.

Benefiting from a central location, the property enjoys convenient access to local amenities and transport links, making it well placed to meet strong and ongoing demand within the area.

Offered for sale by auction with a guide price of £180,000, this represents a compelling investment or redevelopment opportunity.

In addition, the property offers a prime High Street presence, providing approximately 301 sq m (3,240 sq ft) of internal space. Its prominent position ensures excellent visibility, with easy access from the Market Place and close proximity to a range of shops, cafés, and local services.

Historic planning applications indicate a positive approach to alternative uses, and with ongoing regeneration initiatives in Loftus, together with strong transport links to Whitby, Middlesbrough, and surrounding areas, the property is ideally positioned within a location showing clear potential for growth.

Location

The property occupies a prominent position within Loftus, a coastal market town serving the surrounding residential population. Its position directly opposite a public car park enhances accessibility and convenience, while nearby occupiers include a mix of local retailers, service providers, and residential accommodation. The town benefits from connectivity to Saltburn-by-the-Sea and Middlesbrough, supporting demand for both residential and commercial uses.

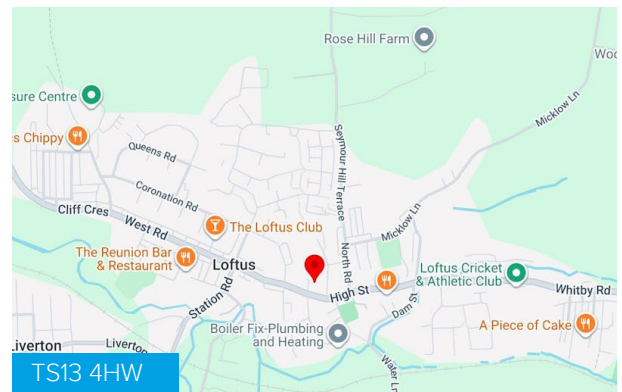
Accommodation

The accommodation comprises the following areas:

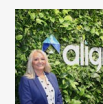
Name	sq ft	sq m	Availability
Unit	3,240	301.01	Available
Total	3,240	301.01	

Auction Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The



Viewing & Further Information



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Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

