



FOR SALE

POTENTIAL REDEVELOPMENT OPPORTUNITY

THE LIGHTHOUSE CENTRE, 34 YARM ROAD, STOCKTON ON TEES TS18 3NG



Sanderson
Weatherall

Summary

- Potential Redevelopment Opportunity
- Offers in Excess £325,000
- Approximately 7,665 sq ft (712 sq m)
- 17 Car Parking Spaces
- Subject to Contract

Description

The subject property occupies a site extending approximately 0.36 acres and comprises a traditional brick-built three-storey Victorian house, which has been converted for use as a fellowship centre, nursery and café. The premises provide a Net Internal Area (NIA) of approximately 6,270 sq ft. The building currently operates as a fellowship centre, incorporating a café, nursery, and kitchen at ground floor level, with offices and meeting rooms to the first and second level.

The building is of traditional brick construction surmounted by a dual pitched slate roof. Fenestration is timber framed units.

To the rear there is an annex building that is not in use and in need of refurbishment which extends to Net Internal Area (NIA) 1,395 sq ft. Construction is of traditional brick surmounted by a pitched pantile roof.

Externally, the property benefits from surfaced car parking marked out for up to 17 vehicles and an outdoor play area for the nursery.

Asking Price & Tenure

Offers are invited in excess of £325,000 for our client's Freehold interest, subject to contract.

Please note our client reserves the right not to accept the highest or any offer received.



Location

Stockton on Tees is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town is known for the oldest railway station in the World and benefits from excellent road communications, being 2 miles west of the A19 and 1 mile north of the A66 dual carriageway, which links the A19 with the A1(M) and runs further to the west coast of Cumbria.

The subject property fronts Yarm Road which is situated on the outskirts of Stockton Town Centre. The location is a mix of older office properties and general residential terrace housing.

Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

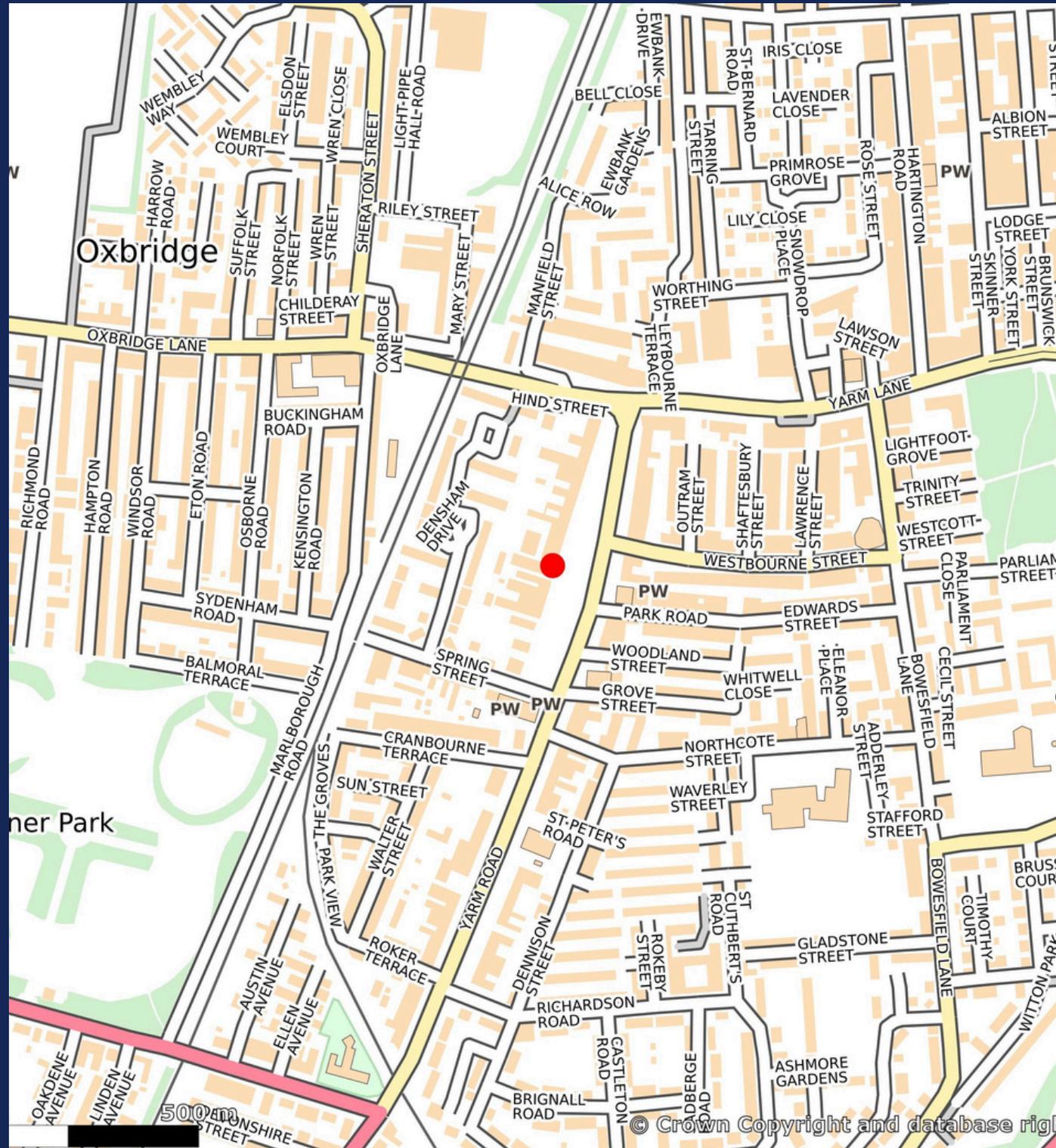
Description	sq m	sq ft
The Lighthouse Centre - Main Building	582.50	6,270
Annex Building	129.57	1,395
Total	712.07	7,665

Site Area: 0.36 Acres (0.15 Hectares)

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band D (86). A full copy of the Energy Performance Certificate (EPC) can be obtained via following link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £25,750

Interested parties should verify the accuracy of this information and rates payable with Local Rating Authority, Stockton on Tees Borough Council.

Services

We understand that all mains services are available on the site, however, interested parties are advised to carry out their own investigations with regard to this matter.

Planning

The property may be suitable for a range of alternative uses, or indeed full redevelopment, subject to receipt of the relevant planning and freeholder consents required.

Purchasers should make their own enquiries with Stockton on Tees Borough Council's planning team as to the future uses of the premises.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT & Legal Costs

VAT is not applicable.

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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