Development, Land, Residential

FOR SALE



Upsall Lodge, Guisborough Road, Middlesbrough, TS7 0LD

Rare residential development opportunity in sought-after Nunthorpe. Planning permission granted for 2 additional new-build homes.

- Rare residential development opportunity in sought-after Nunthorpe
- Planning permission for two additional new-build homes
- Strong potential for developers, investors or private purchasers
- Existing substantial detached dwelling with generous grounds
- Excellent access to Middlesbrough, Guisborough and wider Teesside

Summary

Available Size	3,132 sq ft
Price	Offers in the region of £1,200,000
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (69)

Description

Upsall Lodge presents a rare residential development opportunity in the sought-after village of Nunthorpe, occupying an attractive site of approximately 0.810 acres and incorporating a substantial existing dwelling together with planning permission for additional new-build homes.

The property occupies a generous and appealing plot within an established residential setting, with mature trees, established landscaping and extensive grounds providing a high degree of privacy, character and potential.

The principal building, Upsall Lodge, provides approximately 3,132 sq ft of accommodation. Previously configured as three separate apartments, the property has since been converted into a single dwelling house, creating a substantial detached residence with established residential use. The building and its grounds offer considerable flexibility for a purchaser, whether retaining and enhancing the existing house or pursuing the wider development opportunity, subject to the relevant planning permissions and consents.

Of particular appeal is the planning permission relating to the development of additional residential dwellings within the grounds. This offers an excellent opportunity to create a high-quality residential scheme within a mature and established setting, while retaining the distinctive character of Upsall Lodge and its surroundings.

The combination of a substantial existing residence, approximately 0.810 acres of grounds and the benefit of planning permission for further residential development makes Upsall Lodge an attractive proposition for developers, investors and private purchasers seeking a property with both immediate residential appeal and longer-term development potential.

Further details of the planning permissions, approved plans and associated conditions are available upon request.

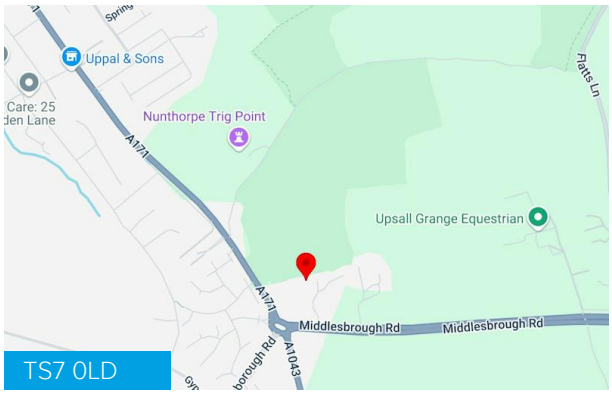
Location

Upsall Lodge is situated on Middlesbrough Road in Nunthorpe, one of the area's most established and desirable residential locations.

Nunthorpe offers an attractive blend of village character and convenient access to the wider Teesside area. The property is well placed for access to Middlesbrough, Guisborough and the North York Moors, while local amenities, schools and recreational facilities are all within easy reach.

The nearby Nunthorpe railway station provides rail connections towards Middlesbrough and beyond, while the surrounding road network gives straightforward access to the A171 and A19, making the location particularly convenient for commuting.

The area is characterised by a mixture of substantial individual homes, established residential developments and attractive open countryside, making it a highly desirable setting for the creation of a carefully considered residential scheme.







Viewing & Further Information



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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Dwelling	3,132	290.97	Available
Total	**3,132**	**290.97**	

Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council). Generated on 04/11/2026









