



LOCKWOOD VIEW

Stanghow Road, Stanghow, Saltburn by the Sea



GSC GRAYS

PROPERTY • ESTATES • LAND

LOCKWOOD VIEW

STANGHOW ROAD, STANGHOW, SALT BURN BY THE SEA TS12 3LF

RARE LIFESTYLE AND BUSINESS OPPORTUNITY ON
THE EDGE OF THE NORTH YORK MOORS, WITH A
SUBSTANTIAL DETACHED RESIDENCE, SEPARATE ANNEXE,
EXTENSIVE OUTBUILDINGS AND Paddock

- Exceptional main residence offering highly versatile accommodation including seven bedrooms (six en suite)
- Detached residential annexe providing flexible guest or multi-generational accommodation with open-plan living space, two bedrooms and adjoining garage/workshop
- Outstanding commercial and lifestyle facilities including a purpose-built workshop, extensive parking, storage and two commercial-grade polytunnels
- Paddock extending to approximately 2.73 acres (1.10 hectares), enjoying views towards the North York Moors and offering further scope for grazing, recreation or smallholding pursuits.
- Extending to 4 acres (1.62 hectares) in total

FOR SALE AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829 203

www.gscgrays.co.uk

kjw@gscgrays.co.uk



House



Annexe



SITUATION & AMENITIES

The village of Lingdale is positioned on the edge of the North York Moors, approximately 3 miles to the south of Saltburn. It has a primary school, pharmacy, village hall and pub.

Saltburn by the Sea is a charming seaside town which benefits from a thriving local community, with a Grade II renovated pier, colourful Italian Gardens, miniature railway and cliff tramway. The town hosts an annual Custom Classic Car Show and the Saltburn Festival of Folk Music, Dance and Song.

There are schools, churches and sports clubs along with plenty of shops, cafes, restaurants and pubs, including The Ship Inn which is steeped in smuggling folklore. There are a variety of countryside and coastal walks, with the Cleveland Way running along the cliffs towards Staithes.

Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Saltburn has its own train station and there are further direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.



ACCOMMODATION - LOCKWOOD VIEW MAIN HOUSE

The property is approached through an inviting main entrance hall, a bright and impressive space enjoying a triple aspect, with glazed double doors opening into the generous central reception hall. This welcoming area is enhanced by a vaulted ceiling and timber staircase, with access to a useful utility/boiler room incorporating loft access.

Double timber doors lead into a particularly spacious living room, offering excellent flexibility for a variety of furniture arrangements. A central wood-burning stove provides an attractive focal point, while windows to the side and front, the latter fitted with inset blinds, allow for good natural light. Double doors continue through to the dining room, a well-proportioned reception space enjoying views over adjoining farmland to the rear.

The family kitchen/breakfast room is comprehensively fitted to meet the needs of modern family living, with a range of storage units, a breakfast bar, windows to the rear and French doors opening onto the front patio terrace, creating an excellent social and entertaining space.





Principal Bedroom



En suite



A rear lobby provides access to the cloakroom/WC, utility room and gardens. The utility room offers plumbing for a washing machine and dishwasher, additional storage options and a window to the side.

From the main reception hall, the ground floor bedroom accommodation is arranged to the right. A couple of steps lead down to the first bedroom, a generous double room enjoying views across the paddock and towards the moorland beyond. The room benefits from an en suite shower room with step-in shower cubicle, low-level WC and hand wash basin.

A second double bedroom enjoys a dual aspect and is also served by its own en suite shower room, fitted with a shower cubicle, low-level WC and hand wash basin.

The third bedroom is another substantial double, with windows overlooking farmland to the rear. It includes a walk-in wardrobe with hanging space and shelving, together with an en suite shower room comprising a step-in shower, low-level WC and hand wash basin. The fourth double bedroom also enjoys a rear-facing window.

At the end of the hallway is a particularly versatile large room, currently arranged as a games room but equally well suited for use as a principal bedroom suite, if required. It enjoys a large front-facing window with views towards the moorland, double doors opening onto the rear patio, loft access for storage and an en suite shower room with step-in shower cubicle, low-level WC and hand wash basin.

Off the hallway there is a useful large storeroom or airing cupboard, fitted with shelving and lighting.

The first-floor galleried landing, lit by three Velux windows, provides access to two further bedrooms. One is a spacious double room with skylight, eaves storage and a front-facing dormer window, together with an en suite bathroom fitted with a panelled bath, step-in shower, low-level WC, hand wash basin and Velux window.

The principal first floor bedroom is an impressive double room, featuring part-panelled walls, a rear Velux window and an attractive front dormer window framing views across the paddock and moors. A door opens into a walk-through dressing room with shelving and storage to either side, leading on to the en suite bathroom, which includes a panelled bath, low-level WC, step-in shower cubicle, hand wash basin and Velux windows to the front and rear.

Externally

The terraced gardens are fully enclosed and thoughtfully arranged to provide a choice of seating and patio areas. There is a dedicated area with wiring in place for a hot tub, together with a pergola-covered seating area offering shade and a pleasant outlook over the surrounding mature planting and lawn. A discreetly positioned storage shed and a brick-built pizza oven further enhance the space, making it ideal for family gatherings and outdoor entertaining.

To the front of the property, and directly accessible from the kitchen, is a large enclosed patio terrace, providing an attractive setting for al fresco dining, relaxation and entertaining.





ANNEXE - FORMER COMMERCIAL BUILDING

The annexe is situated to the northern boundary of the property and was most recently used as residential guest accommodation, having previously been utilised as an adult day care centre, for visitors with special education needs.

The property is entered via a central reception hall, which provides access to twin WC facilities with hand wash basins. A door opens into a substantial and highly versatile open-plan area, currently arranged to incorporate two bedrooms together with a generous kitchen, dining and sitting space. This impressive room benefits from three skylights, a fitted kitchen and doors opening directly onto a raised decked patio terrace.

From the reception hall, a large door opens into an excellent garage/workshop area, with windows to the front and side elevations and three skylights providing additional natural light. The space is equipped with a range of power points, making it well suited to a variety of commercial, hobby or domestic uses. This large open room is accessed externally via a garage door.

Externally, the raised decked terrace enjoys far-reaching views across the moors, providing an appealing space for outdoor seating, relaxation and entertaining.



EXTERNAL OVERVIEW

The grounds extend in total to just under 4 acres and offer considerable versatility, having previously been used as a commercial nursery and restaurant, and more recently as a learning and development centre.

Externally, electric double gates open into a sweeping driveway into a substantial central parking area, providing ample space for multiple vehicles and convenient access throughout the property.

A well-proportioned workshop, measuring approximately 6.6m x 4.61m, is fitted with skylights, a side access door and a roller door to the front, making it suitable for a range of storage, workshop or business uses.

Two substantial commercial-grade polytunnels provide a valuable addition to the holding, measuring approximately 18m x 8m and 18m x 9m respectively. They offer excellent potential for commercial horticultural use, or alternatively as an exceptional facility for keen gardeners and lifestyle buyers.

LAND

An open paddock, comprising approximately 2.73 acres (1.10 hectares) is situated to the left of the entrance driveway. The land is laid level in topography and offers scope for various uses and diversification to include equestrian, camping, horticulture or events, subject to gaining the necessary planning consents where appropriate.



Workshop

GENERAL INFORMATION

Tenure & Basis of Sale

The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded. The property is freehold and will be offered with vacant possession on completion.

Planning Permission

The annexe benefits from a Certification of Lawful Use or Development as a single dwelling house, [Reference R/2026/0345/CL], dated 7th July 2026.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

Redcar and Cleveland Borough Council.

Council Tax

Band G

Services

Mains electricity, LPG gas heating via a bulk underground tank, mains water and drainage to a septic tank.

The property further benefits from a comprehensive CCTV security system and burglar alarm installation, providing enhanced security and peace of mind throughout the house and grounds.

Wayleaves & Covenants

Lockwood View is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.



Directions

From the A171, follow the signs for Lingdale and turn onto Stanghow Road. Continue through the village towards its western edge, where Lockwood View will be found in an elevated position enjoying views over the surrounding countryside. The property is conveniently accessible from Guisborough, Saltburn-by-the-Sea and Whitby via the A171. Sat Nav: TS12 3LF.

what3words

///laces.handbag.comfort

Health & Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Further Information & Viewings

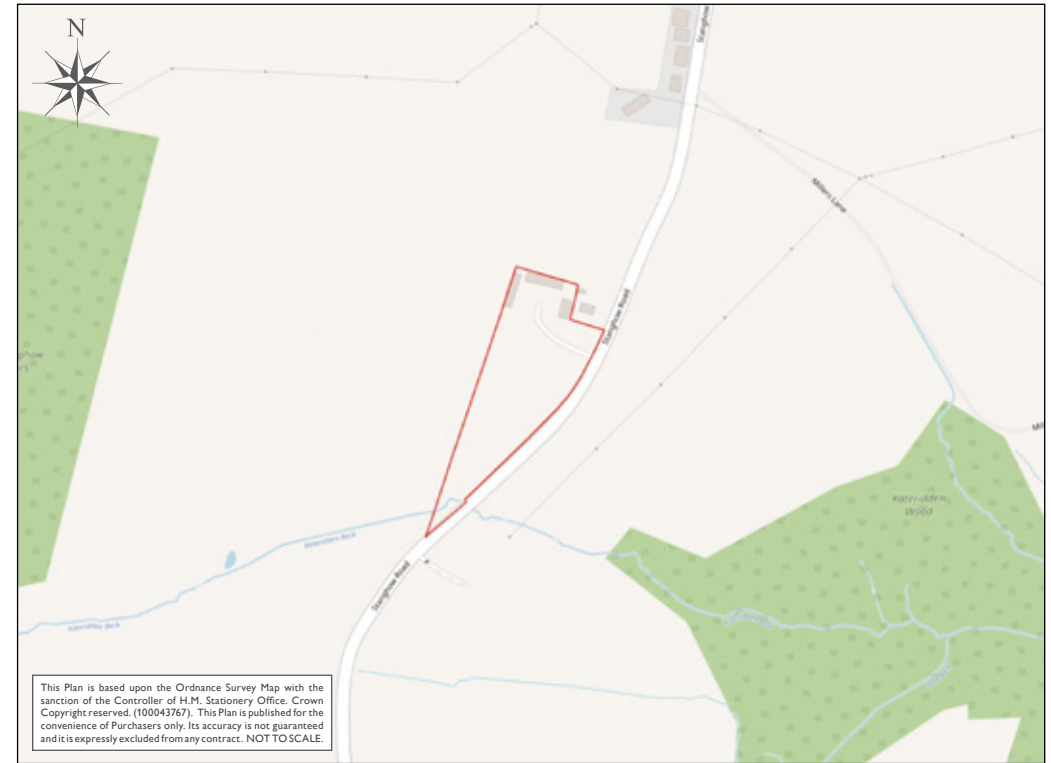
Further detailed information is available from the selling agent to seriously interested parties.

All viewings are to be arranged strictly by appointment only through the selling agent, in order to avoid disruption to the business or intrusion upon occupiers of the property.

Lucy Rutherford: lur@gscgrays.co.uk

Katherine Wigham MRICS: kjw@gscgrays.co.uk

GSC Grays, 5-6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL - T: 01748 829 203



CONDITION OF SALE

Purchase Price & Deposit

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Anti-Money Laundering

All offers to purchase the property from the UK or from overseas (regardless of whether the offer is for cash or subject to lending) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price offered, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to

complete the purchase. In addition, the purchaser must be able to supply certified copies of his/her passport and confirmation of residence in terms acceptable under antimoney laundering legislation. These documents will be required for all individuals whose names are to appear on the title documents, or who have a beneficial interest in

the purchase, once the transaction is complete. A charge of £37.50 per person will be levied to carry out the necessary checks, prior to issue of Memorandum of Sale.

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas & Schedules

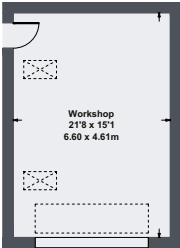
These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

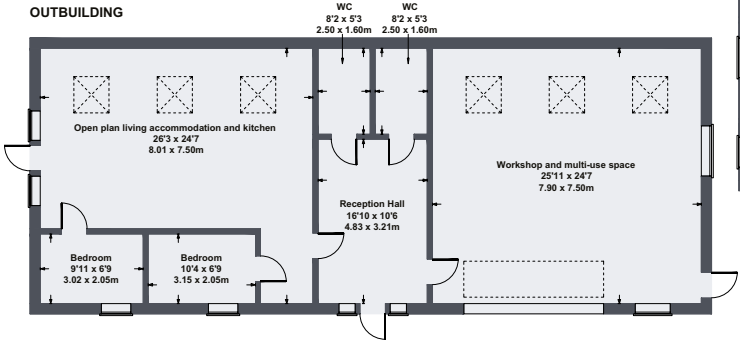
It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

Lockwood View, Stanghow Road, Stanghow, Saltburn-By-The-Sea, TS12 3LF

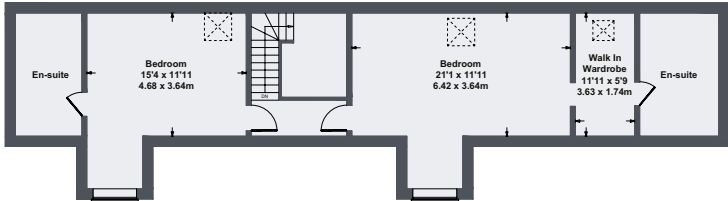
Approximate Gross Internal Area
5662 sq ft - 526 sq m



OUTBUILDING

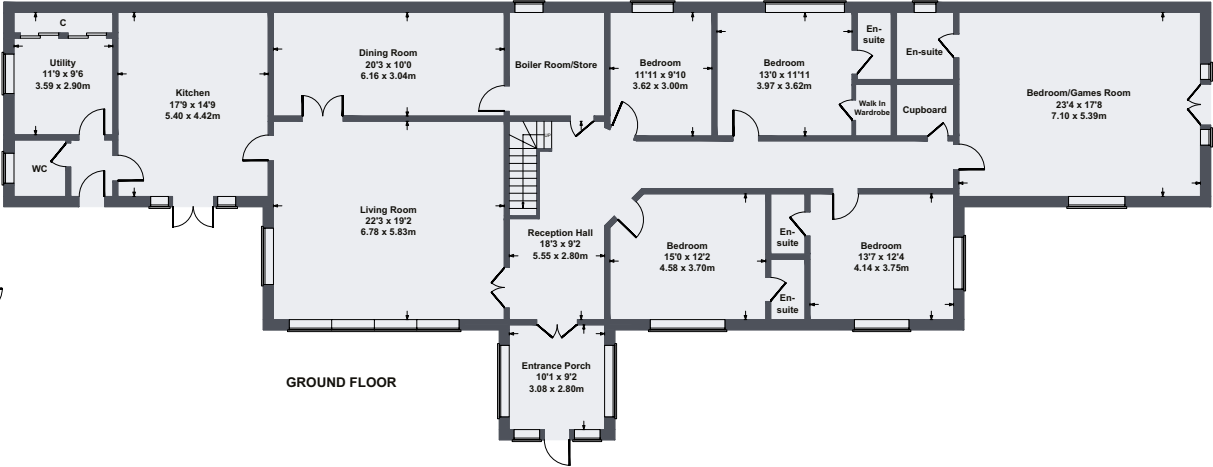


LOCKWOOD VIEW ANNEXE



LOCKWOOD VIEW MIAN HOUSE

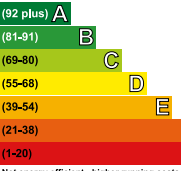
FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



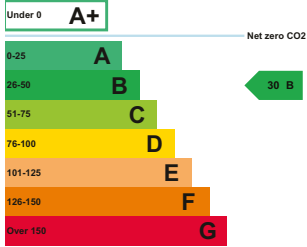
Not energy efficient - higher running costs

Current	Potential
42	57

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: July 2026. Photographs taken: July 2026.

