

# Former Guisborough Hospital

CHURCH LANE, GUISBOROUGH, NORTH YORKSHIRE, TS14 6HZ

For Sale



savills

Boundary lines are approximate

## KEY HIGHLIGHTS

- Detailed planning consent for the building's conversion to provide 34x residential units
- Total consented floor area of 35,660 sq. ft. (3,312 sq. m.)
- 1.43 acres (0.58 hectares)
- Highly sought after location in North Yorkshire
- Within immediate proximity to Guisborough's commercial centre and the A171
- Offers invited

## LOCATION

The property occupies a prominent corner position on Church Lane and Northgate in the highly sought after Market Town of Guisborough in North Yorkshire. Guisborough is located less than 9 miles south east of Middlesbrough town centre, acting as a gateway settlement between the North York Moor National Park to the south and the conurbation of Teesside to the north. Popular seaside destinations including Saltburn-by-the-Sea and Staithes are located within a short drive to the east.

Retail services in the town comprise a range of nationally recognised occupiers including M&S, Boots, Superdrug, Caffè Nero and Costa Coffee, as well as numerous independent retailers and restaurants. Guisborough is well located in regards to various local walking trails, including 'Roseberry Topping', a popular rock formation that provides panoramic views across the region.

## DESCRIPTION

The subject site extends to 1.43 acres (0.58 hectares) and accommodates the former Guisborough Hospital, which is now vacant. The property comprises three sandstone-built buildings which are predominantly two storeys in height, covered by slate hipped roofs. Externally the buildings have decorative masonry quoins on the corner of the elevations and stone lintels supporting the windows, which are a mix of UPVC and timber sash.

The stone built-buildings, which are Grade II Listed, are interconnected by a single storey extension, which is believed to have been built in the mid-20<sup>th</sup> century. To the south of the site there are two red brick buildings which are two storey in height, also covered by hipped slate roofs. These buildings are known as the 'Ashwood' building and the 'Cottage'. Access is currently taken from Church Lane to the north and Northgate to the south west.



## PLANNING

The property benefits from detailed planning permission for its Change of Use and Conversion into 34x residential dwellings, which was granted in October 2025 under application reference number R/2025/0229/FFM.

The consented scheme will comprise a mix of 17x one beds, 12x two beds and 5x three beds. The total gross internal floor area shall be 35,660 sq. ft. (3,312 sq. m.) whilst the total net sales area shall extend to 26,232 sq. ft. (2,437 sq. m). The average size of the one, two and three bed units will be 585, 866 and 1,180 sq. ft. respectively.

Under the approved plans, the main block will become a standalone building, following the demolition of the single storey extension. The main block will be converted into 16x apartments, comprising a mix of 5x one beds, 6x two beds and 5x three beds.

The eastern building will also become standalone and will be converted into 8x mews style dwellings, each having their own external entrance, fronting onto the central courtyard. The mix of the mews dwellings will comprise 2x one beds and 6x two beds.

The Ashwood building to the south will be converted into 10x one bed apartments, four units of which will benefit from having their own private entrances. A small extension will be added to the northern elevation, accommodating the staircase to serve the remaining first floor apartments. As part of the approved plans, the Cottage to the south will be demolished to make way for parking and areas of open space.

**Former Guisborough Hospital**

Church Lane, Guisborough, North Yorkshire, TS14 6HZ



## Former Guisborough Hospital

Church Lane, Guisborough, North Yorkshire, TS14 6HZ

## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## TENURE

The property is owned freehold under title number CE259674 and will be sold with vacant possession.

## VIEWINGS

The site can be clearly viewed from Church Lane and Northgate. Viewings are strictly by appointment only with sole selling agent Savills.

## LEGAL AND SURVEYING FEES

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.

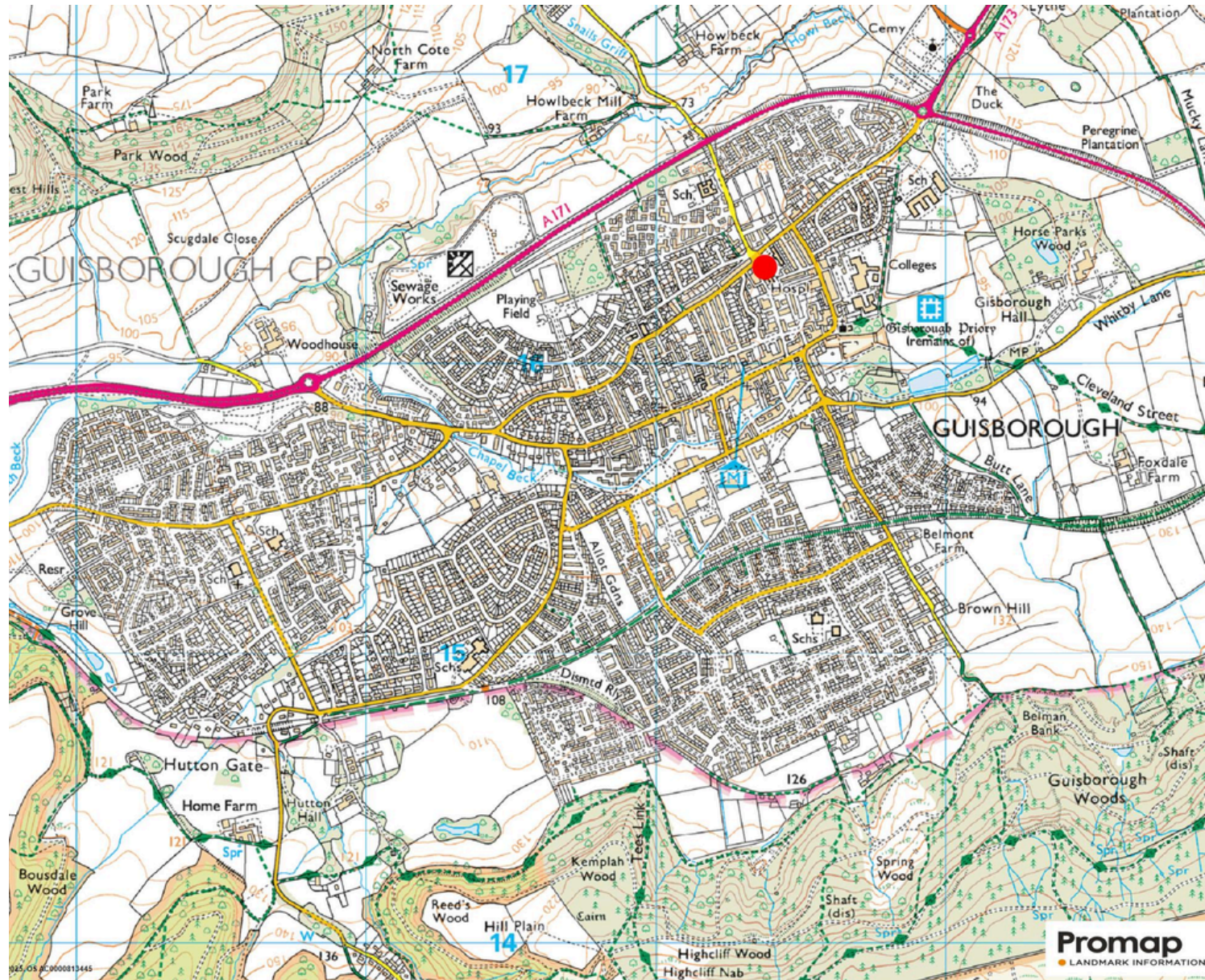
## VAT

All offers received will be deemed to be exclusive of VAT where chargeable.

## INFORMATION PACK

An information pack is available on request which includes the following:

- Title Information;
- Approved documents relating to planning permission R/2025/0229/FFM;
- EPC & DEC Certificates; and
- Site plans and photographs.



## Former Guisborough Hospital

Church Lane, Guisborough, North Yorkshire, TS14 6HZ



## METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Private Treaty, with offers invited. Offers are to be submitted directly to:

Emma Young ([emma.young@savills.com](mailto:emma.young@savills.com)) and Glenn Laws ([glenn.laws@savills.com](mailto:glenn.laws@savills.com)).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 02.02.2026

## CONTACT

For further information please contact:

### Glenn Laws MRICS

Associate Director  
[glenn.laws@savills.com](mailto:glenn.laws@savills.com)  
07971 593 026

### Emma Young MRICS

Surveyor  
[emma.young@savills.com](mailto:emma.young@savills.com)  
07977 097 760