

SOUTH ELEVATION.



WEST ELEVATION.



Thirsk

£495,000

Stephensons
land & new homes

S

Station Road,
Thirsk
YO7 4LS

Est. 1871

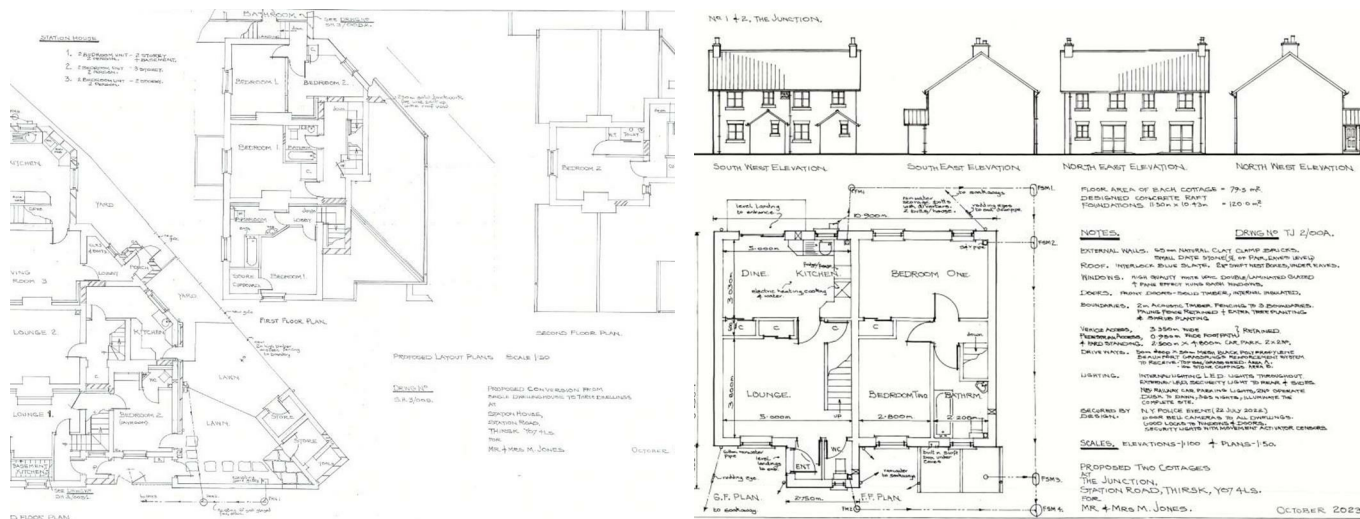
£495,000

An exceptional residential development opportunity in a prime 0.25 of an acre plot positioned adjacent to Thirsk Railway Station. This attractive scheme comes with full planning consent for 5 new dwellings with the conversion of a characterful Victorian former Station Master's House into 3 distinctive homes, alongside the construction of 2 newly built, cottage style 2 bedroom dwellings.

The development combines the appeal of a fascinating heritage conversion with sensitively designed new-build accommodation, creating a scheme with broad market appeal in a highly accessible and desirable location. The consented mix presents an opportunity to deliver a premium boutique style residential product, responding to the increasing demand for well-connected homes that combine character, architectural interest and quality that will appeal strongly to the owner occupier, private rental and holiday let markets.

Constructed in 1854 to a distinctive design as the Station Master's House for the North Eastern Railway, the property extends to approximately 2,296 sq ft (213 sq m) of accommodation arranged over 4 floors. Rich in period character, it retains a wealth of original features and now offers significant scope for cosmetic refurbishment and general improvement.

Externally, the property occupies a generous plot of approximately 0.25 of an acre, featuring a gated driveway and ample off-road parking, together with established lawned gardens and grounds within which, planning consent has been



Tenure: Freehold
Services/Utilities: Mains Gas,
Electricity, Water and Sewerage by way
of a septic tank
Broadband: Up to 1600 Mbps*
download speed
EPC Rating: 19 - G
Council Tax: E - North Yorkshire Council
Current Planning Permission: See
Planning Overview

*Download speeds vary by broadband
providers so please check with them
before purchasing.



secured for the construction of an adjoining pair of
thoughtfully designed 2 bedroom cottage style dwellings,
each extending to approximately 807 sq ft (74.3 sq m) gross
internal area.

PLANNING OVERVIEW - REFERENCE ZB23/02102/FUL

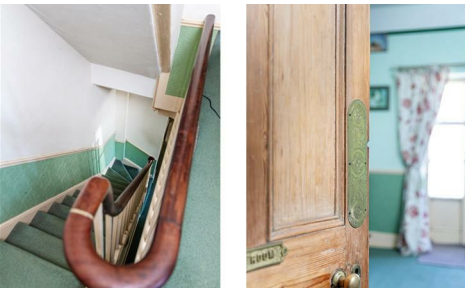
An Appeal Decision made by the Planning Inspectorate on 22
January 2026 has determined that planning permission is
granted for the conversion of an existing dwelling to three 2
bed dwellings and construction of two, 2 bedroom cottages in
accordance with the application Ref ZB25/01254/MRC and a
schedule of conditions that include the development
permitted shall be begun by 15 April 2028.

Electronic copies of the approved plans, noise and ground
assessments undertaken to date, together with the
conditions set out within the Decision Notice, are available
from the selling agent upon request or can be accessed online
via North Yorkshire Council's planning portal along with all of
the previous planning history connected to this property.

Please note that the proposed development is liable for
contributions under the Community Infrastructure Levy (CIL)
Charging Schedule. Full details of the applicable charging
schedule are available via North Yorkshire Council's website.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within
these sales particulars may have been digitally enhanced or
edited for marketing purposes. They are intended to provide a
general representation of the property and should not be
relied upon as an exact depiction.



Partners:

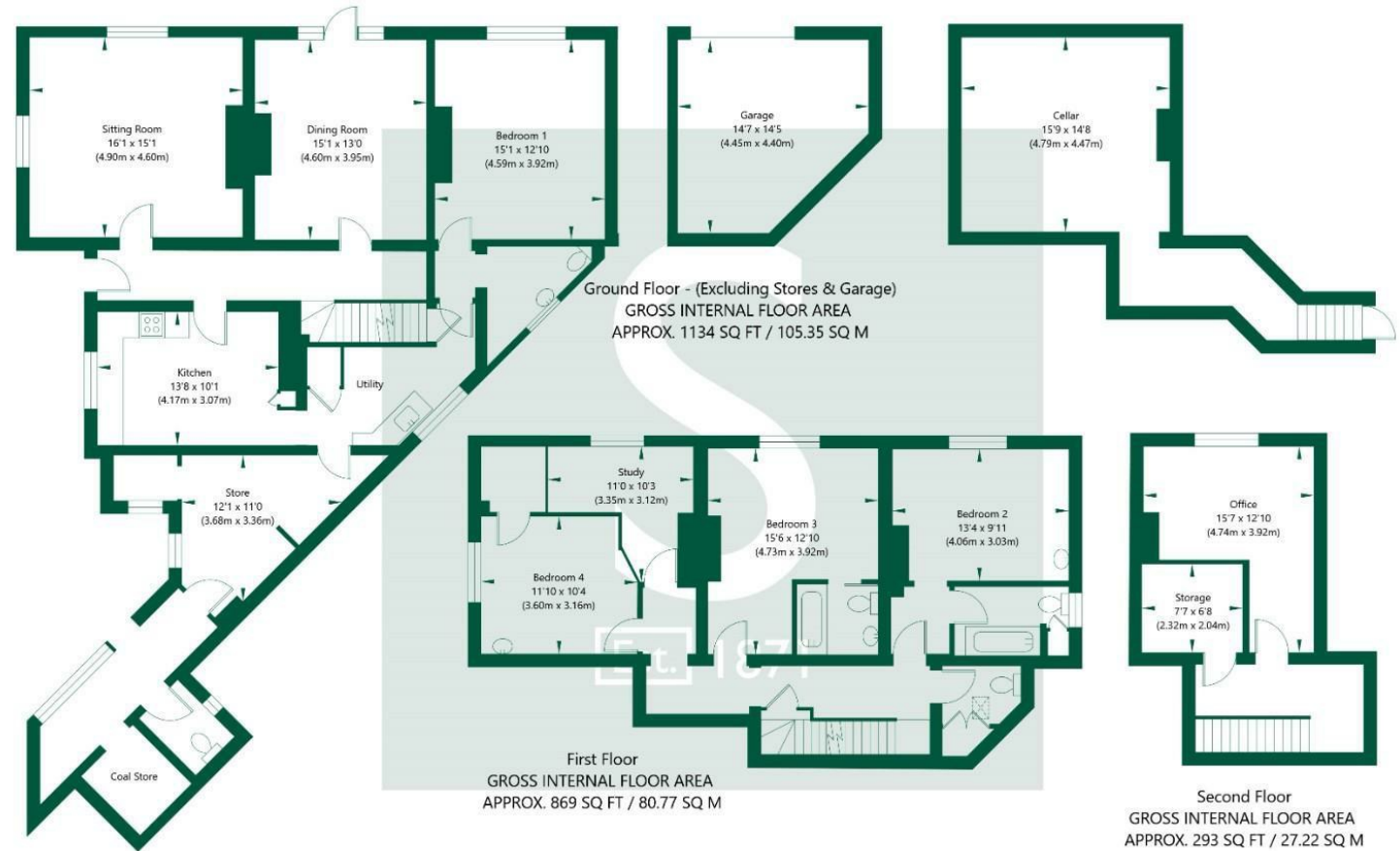
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
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Station House, Station Road, Thirsk, York, YO7 4LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2296 SQ FT / 213.34 SQ M - (Excluding Stores, Garage & Cellar)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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