



## Residential Portfolio in TS6

William Street, Eston, Middlesbrough,  
North Yorkshire, TS6 9LB

**£165,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Investment/Development
- ✓ Prime Location
- ✓ Freehold Title
- ✓ Close to Local Amenities & Transport Links

## Key Information



Heating supply: Gas

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

To be sold via online auction. Fees apply

\*\*\*\*\*No Forward Chain\*\*\*\*\*

If you're on the hunt for your next exciting renovation project, the former Brown Jug Pub could be exactly what you've been waiting for. This well-known local landmark is brimming with character and offers the perfect canvas for a transformation.

The ground floor features two partially completed two-bedroom apartments, each benefiting from brand-new kitchens, new boilers, and radiators already installed. Planning permission has already been granted for this level with change of use in place.

The rear entrance give access to a spacious cellar and also gives ground floor access to a spacious five-bedroom apartment which is split over two levels with kitchen, bathroom, and balcony. Subject to the necessary planning permissions, this could be reconfigured into numerous single occupancy accommodation to maximise your income.

With its prime location, flexible layout, and some of the groundwork having already been started, this property offers huge potential for a rewarding return on investment. Opportunities with this level of promise in Eston are rare so don't miss your chance to make it yours.

For more information and to arrange an internal inspection please contact the Stockton branch today

Price: Starting Bid £165,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Internal Size: 3552 Square Feet

External Size: 3552 Square Feet

Parking: On Street

Heating: Gas

## Location

This property is located in a prime location of William Street, Eston. Conveniently located within easy reach of local amenities and excellent transport links.

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## Tenure

Freehold. Title number CE121024.

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## Planning Permission

The property was granted planning permission for 'CHANGE OF USE AND CONVERSION OF VACANT GROUND FLOOR OF PUBLIC HOUSE (CLASS SUI-GENERIS) INTO 2 SELF-CONTAINED FLATS (CLASS C3)' Further information can be found on the Redcar & Cleveland Borough Council under reference R/2023/0220/FF.

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## EPC

All EPC's are available upon request.

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## Additional Information

For further information please contact the Stockton Branch of Pattinsons on 01642 210132 or via email [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk).

Approx Gross Internal Area  
300 sq m / 3224 sq ft



Ground Floor  
Approx 166 sq m / 1783 sq ft

First Floor  
Approx 85 sq m / 916 sq ft

Second Floor  
Approx 49 sq m / 525 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk**

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