

# HARROGATE



94 King's Road, Harrogate, North Yorkshire, HG1 5JX

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Leeds 17 miles | York 27 miles | Ripon 12 miles

\*All distances are approximate

## VICTORIAN TOWNHOUSE WITH PARKING

9no. Flats

0.1 acres (401 sqm) Land Area

5,266 SQFT (489 SQM)

2-4no. car parking spaces

Built 1882

Offer in Excess of £800,000

VAT Exempt





## Introduction

We are proud to bring to market a prime asset that rarely changes hands.

The property has been operated by Anchor Housing since 1980s, serving as a longstanding centre for housing and support services over more than three decades, reflecting its integral role in the fabric of the local community.

As the property now transitions from its established role, it presents a rare and valuable opportunity for redevelopment or repurposing within one of the region's most attractive and economically active towns.

Harrogate was named the happiest place to live in the UK by the Rightmove Happy at Home Index for three consecutive years. Additionally, Harrogate has also been included within lists of the best places to live in the UK for 2025, and has been recognized for its floral excellence and well-maintained parks.

# Location & Situation

94 Kings Road enjoys a highly accessible and prominent setting within Harrogate with it's population of 75,507 (2021 census). The property benefits from excellent connections to a number of key towns and cities.

- Leeds: 17 miles (27 km) south
- York: 27 miles (43 km) south-east
- Ripon: 12 miles (19 km) north-west
- Knaresborough: 4 miles (6.4 km) east

The property is accessed from the A59, one of Harrogate's arterial thoroughfare's. The A1(M) motorway is easily accessible being only 8 miles to the east, offering direct routes north and south through the centre of the country.

Harrogate Bus Station is located just 0.3 miles to the southwest of the property (approximately a 6-minute walk), providing regular services to nearby towns including Knaresborough, Ripon, Wetherby, and Leeds.

Harrogate Railway Station is also conveniently situated within 0.4 miles (around an 8-minute walk), offering frequent trains to Leeds and York (journey times of approximately 35 minutes to each), with onward connections to London King's Cross via the East Coast Main Line.

The Stray, Harrogate's iconic open parkland offering over 200 acres of green space ideal for recreation and leisure, lies just a short distance to the south of Kings Road and is easily accessible on foot.

Harrogate town centre is easily reached on foot, with its selection of high street shops, independent boutiques, cafés, and award-winning restaurants. Nearby cultural venues include the Royal Hall, Harrogate Theatre, and Mercer Art Gallery. The Harrogate Convention Centre, a major venue for conferences and events, is located to the south west.

There are also a number of highly regarded schools, nurseries, medical practices, and places of worship within the local area, making the property ideally placed for families and professionals alike.



Floor	Description	sqm	sqft
Basement	Communal Room & Store	126	1,356
Ground	Flat 1	43	463
Ground	Flat 2	43	463
Ground	Flat 3	39	420
First	Flat 4	39	420
First	Flat 5	43	463
First	Flat 6	40	431
Second	Flat 7	36	388
Second	Flat 8	32	345
Second	Flat 9	36	388
	Landings	12	129
<b>Overall Total</b>		<b>489</b>	<b>5,266</b>

\*Approximated

## Description

The subject property comprises a Victorian Townhouse and a driveway to the rear, on a plot extending to 0.1 acres (401 sqm).

The building is situated to the Kings Road/Studley Road junction frontage and is a double fronted stone built, three storey (plus basement) detached Victorian property with recessed sash windows beneath a pitched, hipped and gabled slate tile roof with dormer windows. To the front of the dwelling, there is a narrow landscaped garden, path and steps leading to the dwelling. To the rear of the dwelling, there is a tarmacked driveway, with dropped kerb which could accommodate 2no. parallel car parking spaces or 4 no. car parking spaces arranged in tandem.

The building was constructed as a single dwelling house in circa 1882 and converted to 9no. flats approximately 100 years later.

Internally the building has a basement with 3no flats on each of the three storeys. The property has been affected by water ingress primarily from the roof with the majority of the building being affected. The property will likely require a back-to-brick refurbishment programme to bring up to marketable standards, amongst re-fitting of services and fixtures.

# Energy Performance Certificates

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for domestic private rented properties. Since 1 April 2020, Landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place.

The property is in a Conservation Area and there may be restrictions imposed on the works that can be undertaken to improve the energy efficiency of the building. In addition, there is a cost cap for EPC related works of £15,000 per property at which point, should the 'E' rating be unachievable, an exemption can be applied for which will last for 10 years. Further changes to EPC are set to be relevant from 2028, extending requirement for a 'C' rating to all existing tenancies.

# Planning

The current Plan is the Harrogate District Local Plan 2014 – 2035, adopted in March 2020. The most recent planning application relating to the building is that of 88/O4441/FUL relating to the initial 'Alterations to form 9no. self-contained flats for the elderly. 94 Kings Road, Harrogate' which was Granted in March 1989.

The property is not Listed nor within the Green Belt but does sit within a Conservation Area.

Development to private dwelling house, private ownership flats or other uses possible (STPP).

Flat	EPC	Valid Until
Flat 1	E	4 <sup>th</sup> February 2028
Flat 2	D	16 <sup>th</sup> January 2030
Flat 3	E	25 <sup>th</sup> January 2033
Flat 4	D	17 <sup>th</sup> July 2032
Flat 5	E	17 <sup>th</sup> July 2026
Flat 6	D	25 <sup>th</sup> March 2032
Flat 7	D	9 <sup>th</sup> October 2029
Flat 8	D	25 <sup>th</sup> March 2032
Flat 9	D	25 <sup>th</sup> March 2032





# Easements, Covenants, Rights of Way & Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not.

## Boundaries & Title

The boundaries are based on the Desired Demised area and are for reference only, it is important to note that not the whole title is available within the demise of the sale, only part. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

The title number relating to this parcel of land is NYK252107. We advise that all interested parties conduct their own assessment of the title.

## Council Tax

The Council Tax Band for the flats within 94 King's Road are all registered as Council Tax Band 'A'.

## VAT

The property is exempt from VAT, is not VAT registered.

In the event of the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been formally accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

## Services

Mains water, gas, electricity and drainage. Telecommunications are also installed. No tests have been carried out.

Heating is provided by a gas fired system(s) serving panel radiators.

The building is fitted throughout with smoke / fire detectors and emergency lighting, which we assume meets statutory requirements at the time of approvals being obtained.

There are no passenger lifts on site, with access between the floors in each element by way of stairs only.

## Legal & Surveyor Fees

The purchaser will be responsible for the Councils reasonable legal and surveyors fees which will be 4.5% of the Purchase Price per address (if multiple properties purchased as a portfolio).

## Guide Price

Align Property Partners are inviting offers in excess of £800,000.

## Sale Procedure

Align Property Partners are inviting offers by way of Private Treaty.

## Viewings

All viewings are to be arranged by contacting one of the agents below:

Daniel Clinch (Agency Director)

[Daniel.Clinch@alignpropertypartners.co.uk](mailto:Daniel.Clinch@alignpropertypartners.co.uk)

Amber Crampton (Apprentice Agency Surveyor)

[Amber.Crampton@alignpropertypartners.co.uk](mailto:Amber.Crampton@alignpropertypartners.co.uk)

Office Telephone: 01609 797 330



### Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council), June 2025.

