

# HARROGATE



2 Brunswick Drive, Harrogate, North Yorkshire, HG1 2PZ

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Leeds 17 miles | York 27miles | Ripon 12 miles

\*All distances are approximate

## VICTORIAN TOWNHOUSE WITH PARKING & INTEGRATED GARAGE

6no. Flats

0.14 acres (561 sqm) Land Area

5,266 SQFT (489 SQM)

1-2no. car parking spaces (1x Driveway 1x Garage)

Built 1880s

Offers in Excess of £1,200,000

VAT Exempt

Within the Duchy Estate





## Introduction

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

The property has been operated by Anchor Housing since the 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

2 Brunswick Drive lies within the Duchy Estate, enjoying a highly accessible and prominent setting within Harrogate, with its 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.

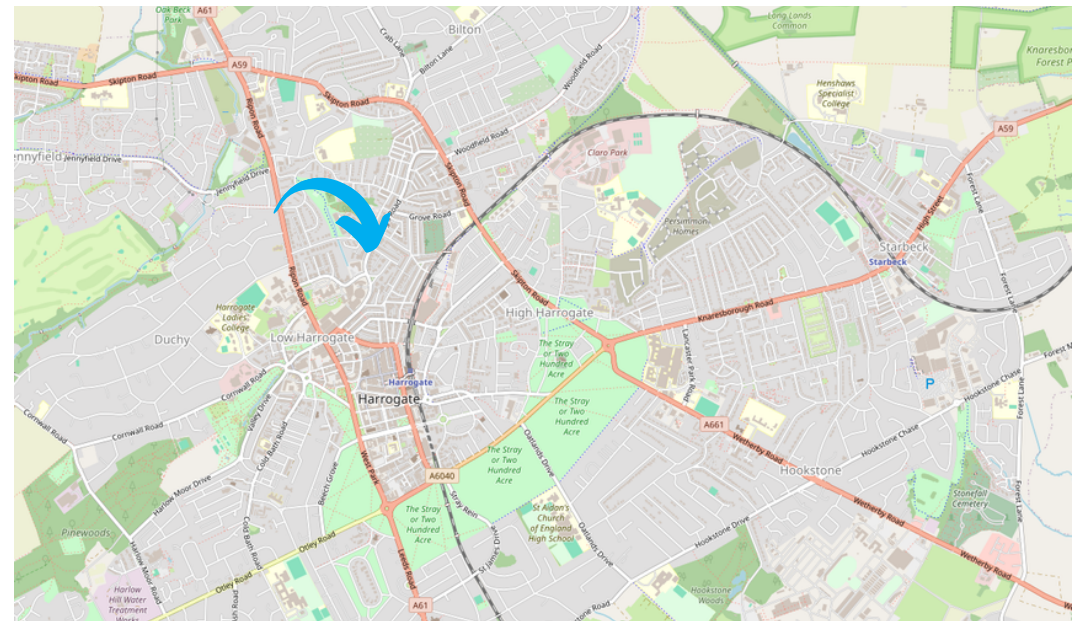
Harrogate Bus Station is situated approximately 0.5 miles to the southwest of the property (around a 10-minute walk), providing regular services to nearby towns including Knaresborough, Ripon, Wetherby, and Leeds.

Harrogate Railway Station is also within easy reach, located about 0.6 miles away (roughly a 12-minute walk), offering frequent trains to Leeds and York (with journey times of approximately 35 minutes to each), and onward connections to London King's Cross via the East Coast Main Line.

The Stray, Harrogate's renowned open parkland with over 200 acres of green space ideal for recreation, lies to the south of Brunswick Drive and can be accessed within a short walk. Furthermore, Valley Gardens are just 0.4 miles (0.6 km) north of the property.

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 approximately 0.6 miles to the 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 | 70  | 753   |
| Ground        | Flat A                | 44  | 474   |
| Ground        | Flat B                | 59  | 635   |
| First         | Flat C                | 37  | 398   |
| First         | Flat D                | 60  | 646   |
| Second        | Flat E                | 31  | 334   |
| Second        | Flat F                | 46  | 459   |
|               | Landings              | 68  | 732   |
| Overall Total |                       | 415 | 4,431 |

\*Approximated

## Description

The subject property comprises a Victorian Townhouse with Integrated Garage and Driveway, on a plot extending to 0.14 acres (561 sqm).

The building is situated on Brunswick Drive frontage and is a double fronted stone built, three storey (plus basement)-semi-detached Victorian property with recessed sash windows beneath a pitched, hipped and gabled slate tile roof. To the front of the dwelling, there are gardens comprising lawns with planting and hard surfaced footpaths are provided to the west, north and south. The integrated Garage and driveway is located at the front of the property with direct access from Brunswick Drive.

The building was constructed as a single dwelling house in circa 1882 and converted to 6no. flats approximately 100 years later.

Internally the building has a basement with 2no one-bed flats on each of the three storeys. The property has been affected by water ingress in places with a refurbishment programme required to bring the property 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 2025, Landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below C, 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 'C' 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 94/00700/FUL relating to the initial 'Conversion from existing bedsits to 6no. self-contained flats for the elderly' which was Granted in April 1994.

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 A | E   | 18th June 2025 (Expired)       |
| Flat B | N/A | N/A                            |
| Flat C | D   | 9 <sup>th</sup> October 2029   |
| Flat D | C   | 17 <sup>th</sup> December 2030 |
| Flat E | D   | 5 <sup>th</sup> November 2018  |
| Flat F | E   | 11 <sup>th</sup> February 2029 |





## 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 title number relating to this parcel of land is NYK252106. We advise that all interested parties conduct their own assessment of the title.

## Council Tax

The Council Tax Band for the flats within 2 Brunswick are as follows; Flats A, C and E are council tax band 'A' and Flats B, D and F are council tax band 'B'.

## 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 but the service installations are assumed not to be of sufficient capacity for their current use.

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

The building has been fitted throughout with smoke / fire detectors and emergency lighting, which we assume does not meet statutory requirements.

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

## Legal Costs

The purchaser will be responsible for the Councils reasonable legal fees which will be capped at 1% of the Purchase Price + VAT per address (if multiple properties purchased as a portfolio).

## Guide Price

Align Property Partners are inviting offers in excess of £1,200,000.

## 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:

Josh Wraight (Agency Surveyor)  
[Josh.Wraight@alignpropertypartners.co.uk](mailto:Josh.Wraight@alignpropertypartners.co.uk)

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

