

# Heath Lodge

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Heath Lodge, 6 Pannal Ash Road,  
Harrogate, HG2 9AB



## Introduction

We are pleased to present to the market Heath Lodge, a substantial and well-located property situated in the highly desirable spa town of Harrogate, North Yorkshire. Extending to approximately 1 acre, the site comprises a former residential care facility set within an established suburban setting, benefiting from strong connectivity and proximity to a range of local amenities.

Historically operated as a care home accommodating elderly residents, the property has served an important role within the local community. However, following a prolonged period of vacancy and changing operational requirements, the site now offers a compelling opportunity for refurbishment, repurposing or comprehensive redevelopment, subject to the necessary consents.

Harrogate is widely regarded as one of the most attractive and affluent locations in the region, underpinned by strong demand for high-quality residential and care provision. Heath Lodge therefore represents a rare opportunity to acquire a sizeable site in a prime residential area, offering significant potential to deliver a scheme aligned with modern market requirements within a sought-after North Yorkshire location.

# Heath Lodge

Leeds 18 miles | York 20 miles | Bradford 19 miles

*\*All distances are approximate*

Former 30-bed Residential Care Home

1 acre (0.4046 ha)

43,560 sqft (4,046.86 sqm)

Private Access into the Front Car Park for staff and visitors



# Location & Situation

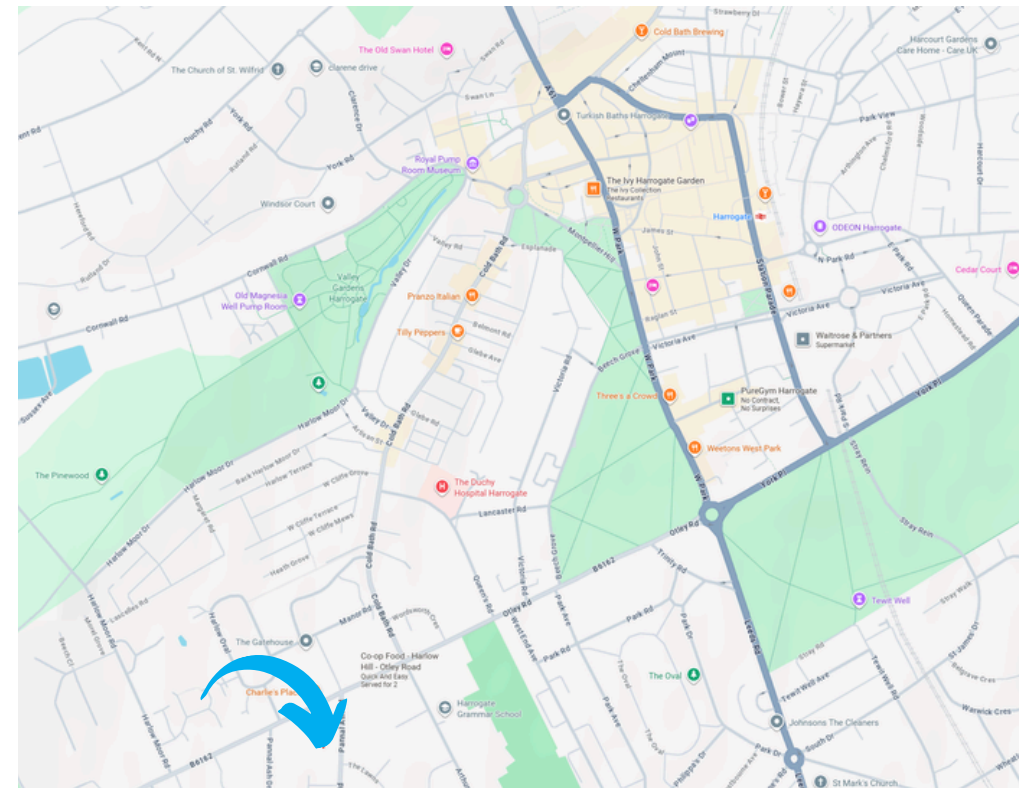
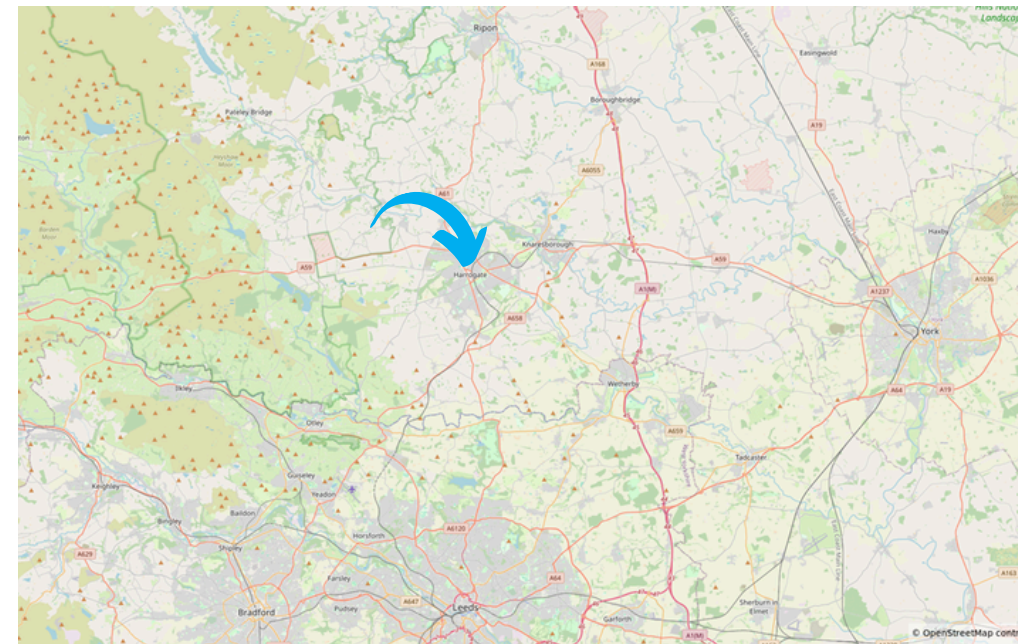
The subject site is located in Harrogate, a spa town in North Yorkshire, renowned for its historic association with “The English Spa” and its proximity to the Yorkshire Dales National Park and Nidderdale Area of Outstanding Natural Beauty. The town is one of the most desirable places to live in the region, with a built-up population of approximately 75,500, whilst the wider district is home to around 162,700 residents (2021 census). The town’s demographic profile is characterised by a stable, moderately ageing population. The property benefits from excellent connections to a number of key towns and cities.

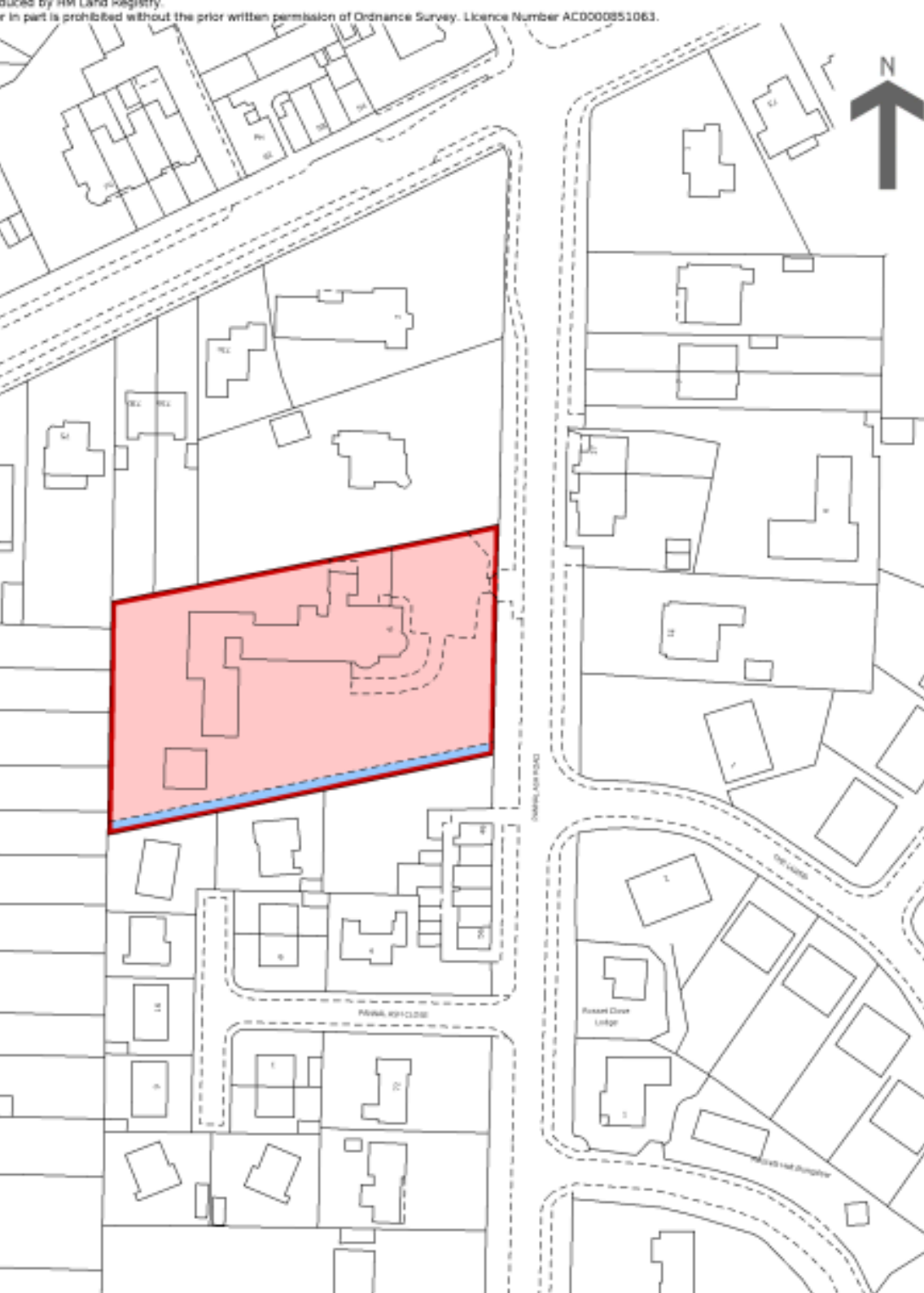
- o **Leeds:** 18 miles (29 km) south
- o **York:** 20 miles (32 km) south-east
- o **Bradford:** 19 miles (31 km) south-west

The proximity of these major urban centres reinforces the subject site’s accessibility and appeal for commuters and residents seeking a suburban setting within reach of major employment and cultural hubs. The subject site enjoys direct frontage to Pannal Ash Road with immediate access to two principal routes, Otley Road (A61), linking the site south-east toward Harrogate town centre and Leeds, and Wetherby Road (A661), providing connections north-west to Knaresborough and onward via the A59. The site is well linked to the A61, providing direct access to Leeds and other centres across Yorkshire.

The surrounding area provides an excellent range of local amenities with local convenience retail is represented by Pannal Ash General Store, located a short stroll away on Rossett Green Lane, providing everyday essentials. In addition to daily conveniences, nearby cafés and eateries include Nord Coffee House and Harlow Hill Kitchen within 500 yards, while The Shepherd’s Dog pub is situated just under 500 yards away.

From a development perspective, the subject site’s suburban setting, combined with its established residential character and excellent transport links, makes it particularly well suited for residential or care-led schemes, with continued demand for high-quality housing supported by the town’s strong appeal and steady growth trajectory.





## Description

The subject site extends to approximately 1 acre (0.4046 ha) and comprises a broadly rectangular parcel of land with a substantial 'L'-shaped two-storey building centrally positioned. The property is of traditional masonry construction with brickwork elevations beneath predominantly pitched and hipped tile roofs, incorporating a mix of original and more modern extensions.

The easternmost section of the building is understood to comprise the original dwellinghouse, featuring a wrap-around lean-to veranda to the eastern and southern elevations providing covered access to pedestrian entrances. This connects to a later 'L'-shaped extension of similar masonry construction extending westward and southward, together with a separate two-storey outbuilding of pitched roof construction located to the south-west of the main building.

Externally the site includes a non-lined tarmacadam car park accessed directly from Pannal Ash Road via a dropped kerb with the remainder of the site comprising predominantly grass-turfed areas and sections of overgrown paving, including a courtyard to the south. Boundaries are defined by mature hedging, trees and shrubbery with timber panel fencing to the north, west and south, and post and rail fencing to the eastern boundary.

Historically the property has operated as a residential care facility providing accommodation for older people within a suburban setting. The building has been largely unoccupied for a prolonged period and is considered to be in a state requiring significant refurbishment or alternatively redevelopment, subject to the necessary consents.

Overall the site presents a well-located opportunity with an established use and configuration suitable for residential, care-led or alternative development benefiting from its scale, layout and position within a desirable Harrogate suburb.

## Boundaries & Title

The whole title is available within the demise of the sale. 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 NYK381985. We advise that all interested parties conduct their own assessment of the title.

## Services

Mains water, gas, electricity and drainage. Telecommunications are also installed. No tests have been carried out but the service installations are assumed to be of sufficient capacity for their current use, in satisfactory condition and fully compliant with current regulations.

## Easements, Covenants, & 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.

## Council Tax

The property is currently assessed for Council Tax and has been listed within Council Tax Band D with effect from April 2018.

We advise prospective purchasers to undertake their own enquiries via the local council's website.

## Offer and Procedure

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 28th August 2026.

Register your interest via our agents through the contact information provided within this documentation. The agents will provide you with a tender pack with an application document with further instruction.

Note that the envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender.

## VAT

The property is exempt from VAT and 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.

## Legal Costs

The purchaser will be responsible for the Council's reasonable legal fees, which are 2.5% of the Purchase Price + VAT.

## Viewings

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

### Daniel Clinch

Agency Director

07947 990 224

Daniel.Clinch@alignpropertypartners.co.uk

### John Routledge

Senior Surveyor

07443 530 922

John.Routledge@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), July 2025.