



## 54 York Place & Coach House, Harrogate, HG1 5RH

Prime Victorian Townhouse & Coach House with private courtyard  
on The Stray

- Characterful Victorian Townhouse (Est. 1895)
- Offers in Excess of £1,300,000
- Alternative use potential (STPP)
- 8.no Flats (6no. in Townhouse, 2no. in Coach House)
- 4,280sqft (448 sqm)
- Requires refurbishment (value-add opportunity)

Summary

Available Size	312 to 4,821 sq ft
Price	Offers in excess of £1,300,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable. 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.
Legal Fees	Ingoing tenant is liable for both parties legal costs. The purchaser will be responsible for the Councils reasonable legal and surveyor fees which will be 4.5% of the Purchase Price (Per address if sold as a portfolio).
Estate Charge	N/A
EPC Rating	Property graded as C-D

Description

The subject property comprises two separate buildings, the Victorian Townhouse and the coach house to the rear with approximately 4no. car parking spaces on a plot extending to 0.125 acres (507sqm).

The main building is situated to the York Place 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. The building was constructed as single dwelling in circa 1895 and converted to 6no. flats approximately 100 years later.

At the north western of the site is a detached annex housing two split-level flats. These have been created from conversion of the former coach house, which has stone outer walls beneath a pitched, hipped and gabled roof with slate covering. The two elements share a single access point from York Place and communal gardens, which comprise planting to the south eastern end of the site.

Internally, in the main building there are two one bedroom flats to each of the ground, first and second floors together with a vacant communal room / store in the basement whilst in the annex are two self-contained flats.

Location

54 York Place 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

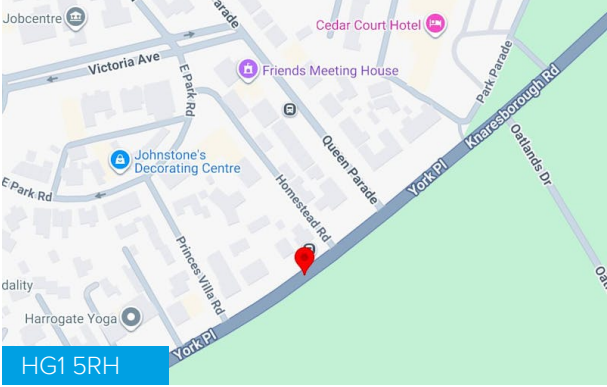
Knaresborough: 4 miles (6.4 km) east

The property is accessed via 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 0.4 miles to the west (circa 8-minute walk), with regular services to nearby towns such as Knaresborough, Ripon, Wetherby, and Leeds. Harrogate Railway Station is also within 0.4 miles, offering frequent services to Leeds and York (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 providing 200 acres of green space ideal for recreation, is quite literally on the doorstep.

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



Viewing & Further Information

Daniel Clinch  
01609 797 330 | 07947990224  
daniel.clinch@alignsurveyors.co.uk

View Properties Here  
www.alignsurveyors.co.uk



approximately 1 mile (1.61 km) to the north.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Communal Room & Store	1,076	99.96	Available
Ground - Flat A	474	44.04	Available
Ground - Flat B	492	45.71	Available
1st - Flat C	474	44.04	Available
1st - Flat D	367	34.10	Available
2nd - Flat E	419	38.93	Available
2nd - Flat F	367	34.10	Available
Ancillary - Landings	312	28.99	Available
Building - Coach House (Flat G)	420	39.02	Available
Building - Coach House (Flat H)	420	39.02	Available
Total	4,821	447.91	

Viewings

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

Daniel Clinch (Agency Director)

Daniel.Clinch@alignpropertypartners.co.uk

Terms

Freehold Sale

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 does not meet the statutory requirements.

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

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.

Legal and Surveyor Fees

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# HARROGATE



54 York Place, Harrogate, North Yorkshire, HG1 5RH

# HARROGATE

Leeds 17 miles | York 27miles | Ripon 12 miles

\*All distances are approximate

## VICTORIAN TOWNHOUSE & COACH HOUSE

8no. Flats

0.125 acres (507sqm) Land Area

4,820 SQFT (448 SQM)

4no. car parking spaces

Built 1895

Offers in Excess of £1,300,000

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 1989, 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 recognised for its floral excellence and well-maintained parks. – particularly relevant for this wonderful Victorian Townhouse which sits opposite The Stray.





# Location & Situation

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- Leeds: 17 miles (27 km) south
- York: 27 miles (43 km) south-east
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- Knaresborough: 4 miles (6.4 km) east

The property is accessed via 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.

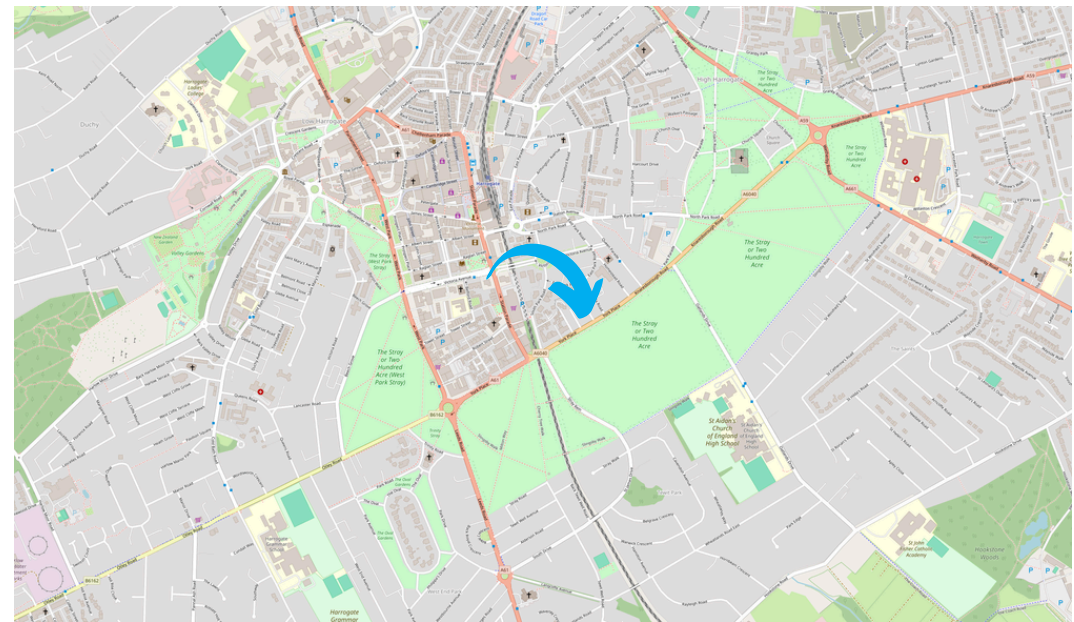
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There are also a number of highly regarded schools, nurseries, medical practices, and places of worship within the local area, making the property ideally placed for families and professionals alike.





Floor	Description	sqm	sqft
Basement	Communal Room & Store	100	1,076
Ground	Flat A	44	474
Ground	Flat B	46	492
First	Flat C	44	474
First	Flat D	34	367
Second	Flat E	39	419
Second	Flat F	34	367
Landings and Halls	Communal Areas	29	312
<b>54 York PI Total</b>		<b>370</b>	<b>3982</b>
Coach House 1	Flat G	39	420
Coach House 2	Flat H	39	420
<b>Coach House Total</b>		<b>78</b>	<b>840</b>
<b>Overall Total</b>		<b>448</b>	<b>4,822</b>

\*Approximated

## Description

The subject property comprises two separate buildings, the Victorian Townhouse and the Coach House to the rear with approximately 4no. car parking spaces on a plot extending to 0.125 acres (507sqm).

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# 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.

Flat	EPC	Valid Until
Flat A	D	25 <sup>th</sup> March 2032
Flat B	D	25 <sup>th</sup> March 2032
Flat C	D	30 <sup>th</sup> August 2031
Flat D	C	17 <sup>th</sup> December 2031
Flat E	D	30 <sup>th</sup> August 2031
Flat F	D	30 <sup>th</sup> August 2031
Flat G	D	25 <sup>th</sup> March 2032
Flat H	D	25 <sup>th</sup> March 2032

# 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 94/00163/FUL relating to the initial ‘Conversion from existing bedsit to 6 No. self-contained flats and conversion of coach house to form 2 No. flats all for the elderly. 54 York Place, Harrogate’ which was Granted 3<sup>rd</sup> May 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).









## 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 property is NYK252105. We advise that all interested parties conduct their own assessment of the title.

## Council Tax

The Council Tax Band for the flats within 54 York Place and the Converted Coach House are all registered as 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.

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 does not meet the statutory requirements.

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 surveyor fees which will be 4.5% of the Purchase Price.

## Guide Price

Align Property Partners are inviting offers in excess of £1,300,000.

## 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.

