



THE OLD STABLES

31A PARK PARADE, HARROGATE, HG1 5AG

A DEVELOPMENT OPPORTUNITY ON THE FRINGE OF HARROGATE TOWN CENTRE. CURRENTLY PROVIDING A WORKSHOP. THERE IS POTENTIAL TO CONVERT THE PROPERTY TO RESIDENTIAL USE (SUBJECT TO NECESSARY CONSENTS).

Guide Price: £195,000

FOR SALE BY PRIVATE TREATY



LOCATION

Park Parade is situated on the fringe of the town centre, adjacent to the Stray and within easy level walking distance of all of Harrogate's amenities. The property is accessed down the side of the Harrogate Register Office.

DESCRIPTION

The property comprises two linked stone-built buildings, to the east a one and two-storey former dwelling and to the west half of a single storey outbuilding. Both buildings have recently been used for workshop and storage space. A small concrete yard area adjoins the buildings. Access is taken off the public highway, Park Parade from the east. The property has potential to be renovated or be converted for a range of uses, be it residential or commercial.

PLANNING APPLICATION

A recent planning application for the conversion of the buildings to provide a 2 bedroomed property, has been withdrawn. This provided for a simple conversion utilising the existing footprint and existing openings with the proposed accommodation: living dining room, kitchen, utility and WC and to the first floor 1 x double bedroom, 1 x single bedroom and house bathroom. Externally there would be a single parking space.

Local Authority

North Yorkshire Council (Harrogate Area) PO 787,
Harrogate, HG1 9RW Tel: 03001312131
www.northyorks.gov.uk

ADDITIONAL INFORMATION

Tenure

Freehold with vacant possession on completion.

Business Rates

The property is currently assessed for business rates with a rateable value of £6,600.

Services

Mains electric, water and drainage.

Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, public and private that may affect the property.

Plans, areas & Measurements

The plans used in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the title documents.

Viewing

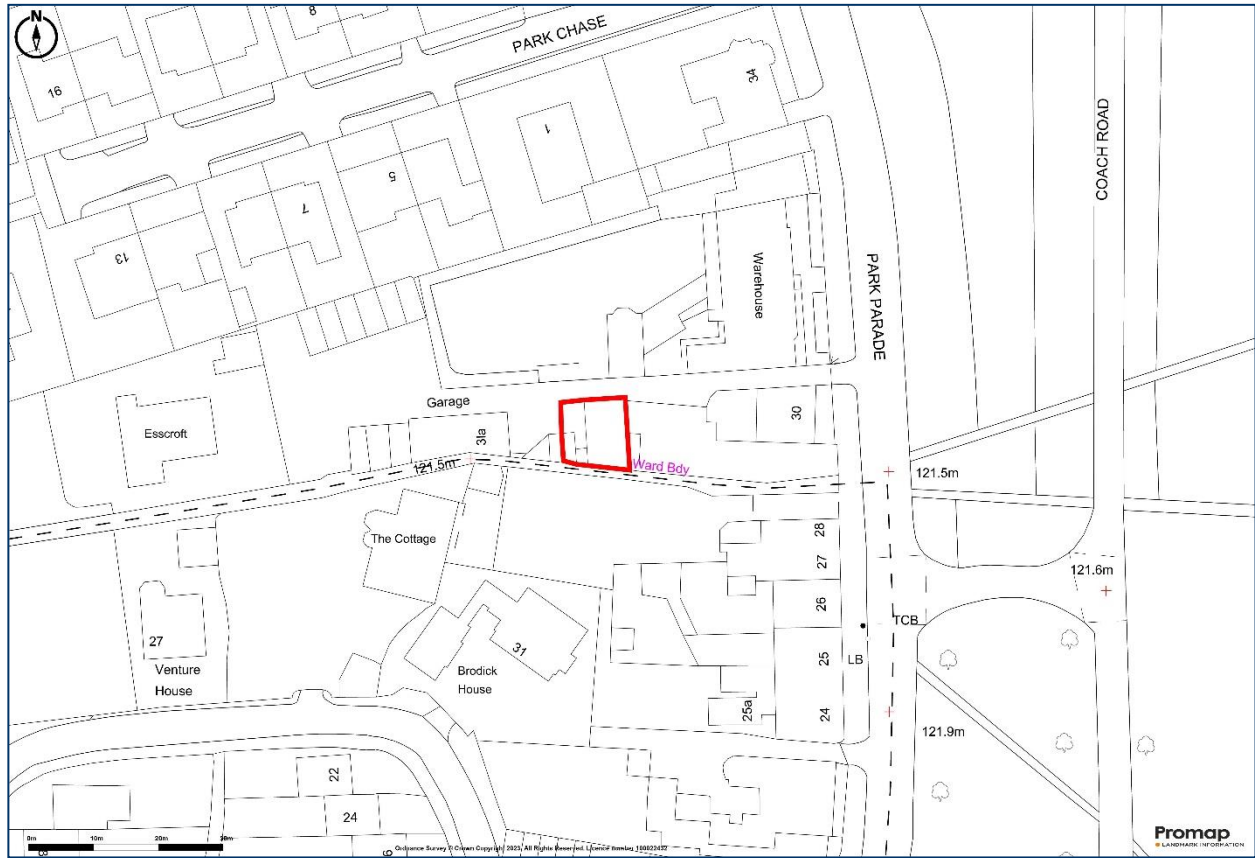
Strictly by appointment through the selling agents,
Lister Haigh (Yorkshire) Ltd 01423 860322

Contact: Giles Chaplin at Lister Haigh (Yorkshire) Ltd,
106 High Street, Knaresborough. Tel: 01423 860322.
Email: gileschaplin@listerhaigh.co.uk

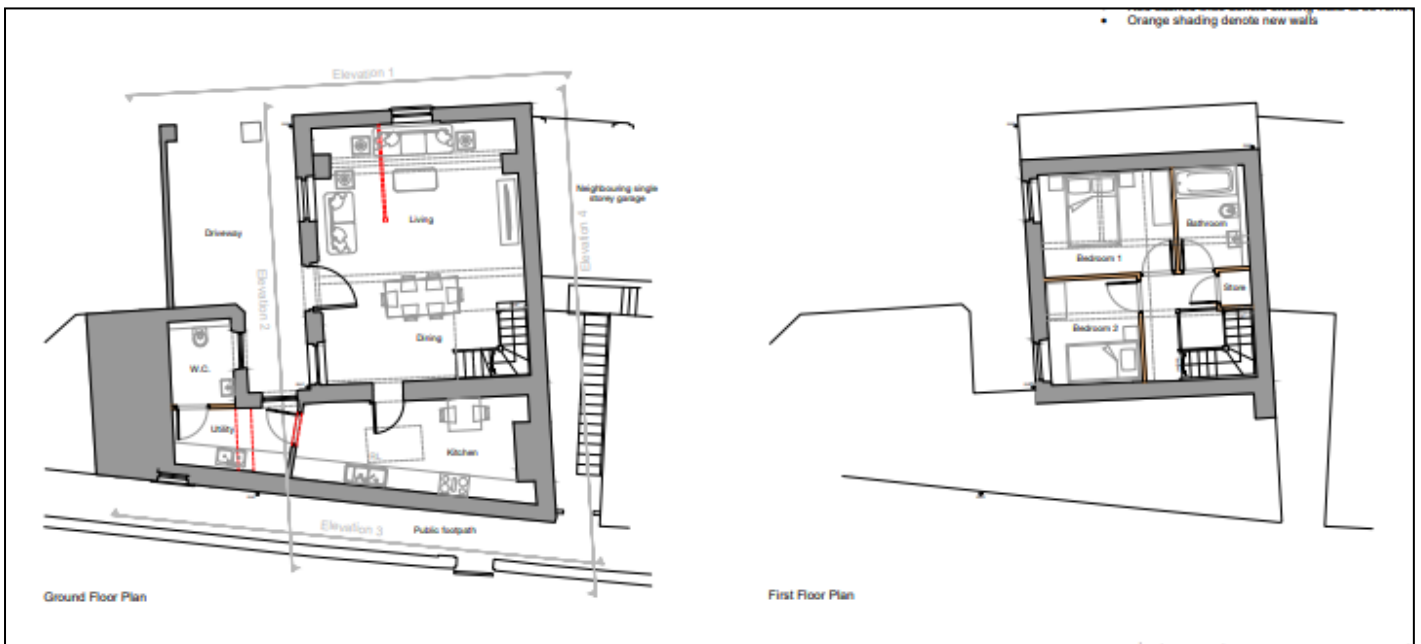
Important Note

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

Site Plan



Indicative Layout



Development Sales and Development Appraisals

If you are considering marketing your property, we will be pleased to undertake free sales appraisal without obligation.

For further details, please contact:

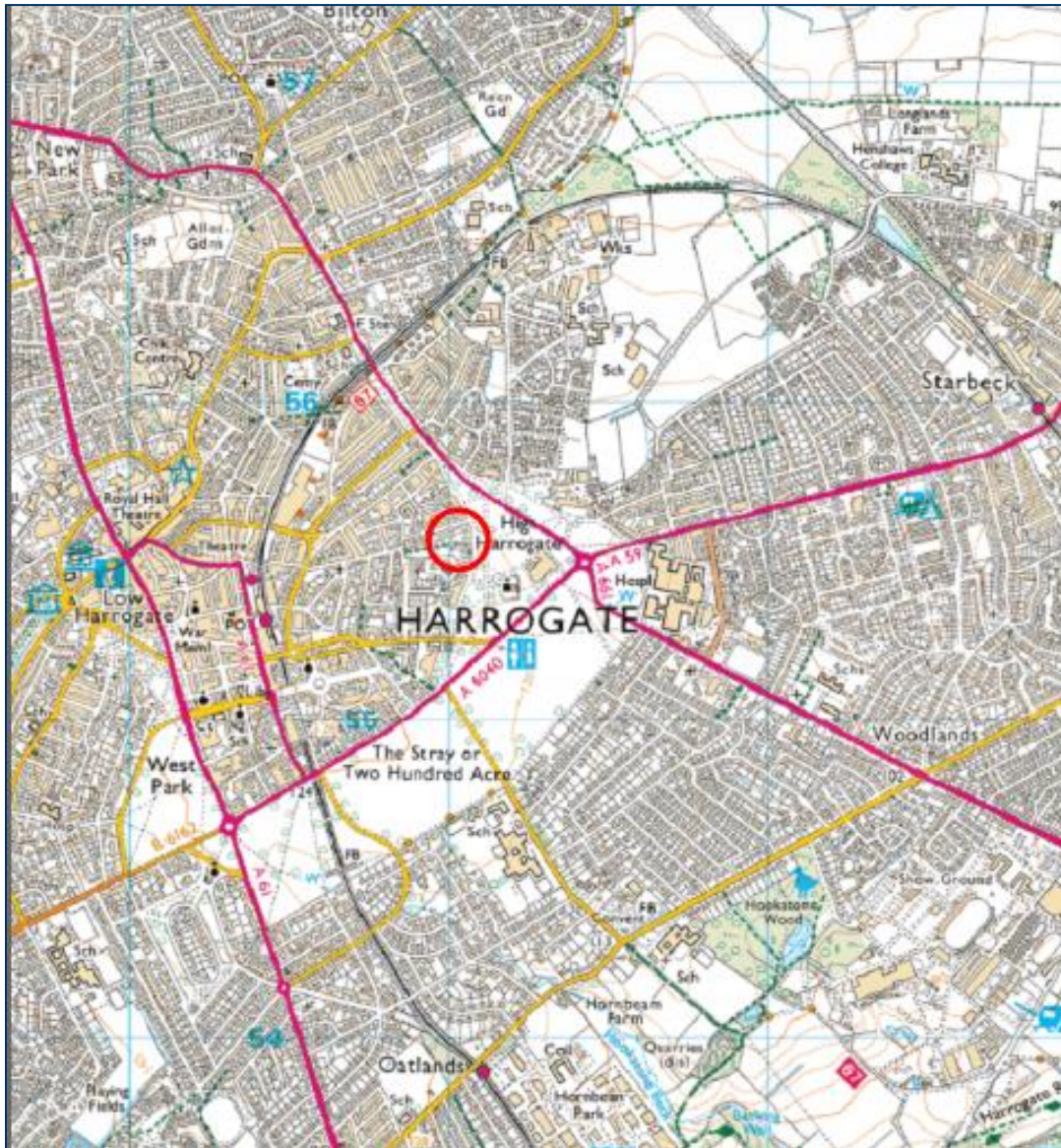
Giles Chaplin on 01423 860322

John Haigh on 01423 860322

Peter Vernon on 01423 860322

Lister Haigh Development Services

- Valuations
- Strategic Planning
- Development Planning
- Compensation Claims
- Plans & Mapping



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS

Dated 1.6.23