



Town House Development Opportunity  
33 Swan Road, Harrogate, North Yorkshire

For the finer things in property.



## 33 Swan Road Harrogate HG1 2SA

A unique opportunity to purchase this Grade II listed building with planning permission for a single town house.

Harrogate town centre 0.2 miles, Harrogate mainline station 0.7 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 8.6 miles, Leeds Bradford Airport 11.8 miles

Porch | Entrance hall | 8 Rooms | Kitchenette  
2 Cloakrooms | Storeroom | EPC rating D

### The property

This four-storey property was previously used as offices and offers significant potential for the development of a stylish and spacious town house in one of the most sought-after parts of the town.

From its own private entrance, stairs lead to the first-floor accommodation, which includes a large room at the front with a full-height bay window which would be perfect for the main reception room. The adjacent room could be converted into a well-proportioned kitchen with utility and the room towards the rear could make an ideal study/ family room or guest bedroom.

The second floor has a further four rooms, all of which could be converted into comfortable double bedrooms or a potential three bedrooms, two en suite and a house bathroom.

The top level has a cloakroom / kitchenette, which could make a generous family bathroom and a sizable home office with storage.

**Planning:** Ref: 23/OO284/LB - Prospective purchasers are advised that they must make their own enquiries of the local planning authority on <https://uniformonline.harrogate.gov.uk/online-applications/> or 0300 131 2131

Strutt & Parker have had no input and admit no liability to the plans on this page.

### Outside

Parking is available along both sides of Swan Road in marked bays, via a resident permit scheme. The property benefits from a small enclosed private courtyard to the rear suitable for BBQs / bike storage etc.

### Location

The property is located less than half a mile to the town centre, opposite the entrance of the beautiful Valley Gardens which leads to the award winning RHS gardens to Harlow Carr. The historic and popular spa town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent – including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College.

The area is well connected by road, with the A1(M) just nine miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club.

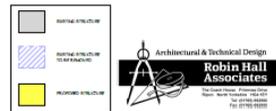
The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.







LISTED BUILDING APPLICATION  
 PLAN AS PROPOSED - SINGLE DWELLING  
 MERCER HOUSE  
 33 SWAN ROAD, HARROGATE, HG1 2SA  
 SCALE 1:100apx at A1  
 MAY 2023  
 PLAN No. C88-3-LB2  
 rev a - drain runs & kitchen extraction shown



**Directions**

From Strutt & Parker's Harrogate office, head along Prince's Square and turn right onto Victoria Avenue. At the traffic lights, turn right onto West Park/A61 and then turn left onto Montpellier Hill. Take the second exit at the roundabout onto Royal Parade, then turn right onto Valley Drive, right again onto Crescent Road and immediately left onto Swan Road. You will find the property on the right.

**General**

**Local Authority:** North Yorkshire County Council  
**Services:** Mains, gas, electric, water & drainage  
**Council Tax:** Band F  
**Tenure:** Freehold (Freehold is subject to a 999 year lease)  
**Guide Price:** £550,000

**Harrogate**

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