



Tenure

Freehold.

Location

Harrogate is a well regarded spa town situated in a popular and affluent area of North Yorkshire. It has a resident population of approximately 160,000. The property is situated on the south side of Franklin Mount to the west of its junction with Franklin Road in a popular residential area of Harrogate. Franklin Mount is a predominantly residential road in character with a mix of terrace houses, flat conversions and small, boutique hotels. Local amenities are available and the further facilities of Harrogate town centre are accessible to the south. Rail services run from Harrogate Station and the A1(M) is within reach to the east. The facilities of both Leeds and York are accessible.

Description

The property comprises a mid terrace building arranged over lower ground, ground, first, second and attic floors beneath a pitched roof. The building is currently internally arranged to provide nineteen bedroom former guest house accommodation together with three self-contained flats (two on the lower ground floor and one on the ground floor). There is a hard standing front forecourt with vehicular access off Franklin Mount together with an area of outside space to the rear.

The building has a gross internal area of approximately 590 sq m (6,350 sq ft). The site to the rear has separate access and may afford potential for development, subject to all necessary consents being obtained.

Accommodation

Lower Ground Floor – Two Self-Contained One Bedroom Flats

Ground Floor – Two En-Suite Bedrooms, Communal Reception Room, Communal Dining Room, Kitchen, Utility Room, One Self-Contained Two Bedroom Flat

First Floor – Eight En-Suite Bedrooms

Second Floor – Seven En-Suite Bedrooms

Attic Floor – Two En-Suite Bedrooms

Planning

Local Planning Authority: Harrogate Borough Council.

Tel: 01423 500600.

The property will be offered for sale with planning permission (dated 27th October 2014: Application No. 14/01884/FUL) for "conversion of hotel to form 3 x ground floor flats, 3 x first floor flats and 2 x second floor flats". Once implemented, this scheme of development will provide ten self-contained flats in total. The proposed accommodation is as follows:

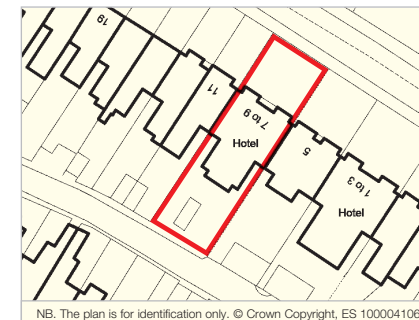
Flat 1	Lower Ground Floor	1 Bedroom Flat
Flat 2	Lower Ground Floor	1 Bedroom Flat
Flat 3	Ground Floor	2 Bedroom Flat
Flat 4	Ground Floor	1 Bedroom Flat
Flat 5	Ground Floor	1 Bedroom Flat
Flat 6	First Floor	2 Bedroom Flat
Flat 7	First Floor	2 Bedroom Flat
Flat 8	First Floor	1 Bedroom Flat
Flat 9	Second Floor	2 Bedroom Flat
Flat 10	Second Floor	2 Bedroom Flat

Harrogate

Aston House, 7/9 Franklin Mount, North Yorkshire HG1 5EJ

- **Freehold Mid Terrace Five Storey Building**
- Formerly used as a Nineteen Bedroom Guest House together with Three Self-Contained Flats
- Gross Internal Area extending to Approximately 590 sq m (6,350 sq ft)
- Planning Permission for Conversion of Ground and Upper Floors to provide Eight Self-Contained Flats (Ten Flats in total)
- Possible Potential for Development of Site to Rear, subject to all consents being obtained

Vacant Possession upon Completion



To View

The property will be open for viewing on Monday 16th and 23rd March and Wednesday 18th and 25th March between 12 noon – 12.30 p.m. (Ref: JR).

Seller's Solicitor

Ford & Warren (Ref: EB).
Tel: 0113 243 6601.
Email: edward.brown@forwarn.com

VACANT UPON COMPLETION – Freehold Building with Planning Permission

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.