

FOR SALE

Pateley Bridge Police Station

King Street, Pateley Bridge, Harrogate, North Yorkshire, HG3 5LE

2,726 sq ft (253.3 sq m)



- Charming Market Town Location
- Police House and Police Station with Separate Entrances
- Conversion Opportunity

Pateley Bridge Police Station

LOCATION

Pateley Bridge is a small market town in the popular Harrogate district of North Yorkshire. Access from Harrogate, which benefits from a Railway Station, can be achieved by an hourly bus service.

Pateley Bridge benefits from seasonal tourist trade and is an attractive historic town on the edge of the Yorkshire Dales national park. The town is listed as one of the Best Places to Live in northern England in both the 2017 and 2018 Sunday Times Reports.

The property lies a stone's throw north of the High Street, on the intersection of Church Street and King Street. The area is predominately residential with a mix of terraced cottage type, semi-detached and detached properties.

DESCRIPTION

The property comprises a two-storey period detached building constructed of local stone, which is split to provide a Police House and Police Station. There is no internal link and each have their own front and rear access.

The Police House is a typical 3-bedroomed dwelling over two-storeys including a living room, kitchen and dining room on the ground floor and three bedrooms and a bathroom occupying the first floor. The Police Station occupies only part of the Ground Floor and with its current use comprises two large rooms to the front, a long corridor to the rear and four holding cells.

The property is broadly rectangular with a front garden of good size to the north east a bordered courtyard. There is a single detached garage to the rear of the property.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor (House)	602	55.90
Ground floor (Station)	1,217	113.1
First Floor (House)	907	84.30
Total (NIA Approx.)	2,726	253.3

RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of any rights of way whether public or private, light, support, drainage, water and electricity, and other rights and obligations, easements and restrictive covenants and all existing and proposed wayleaves. Access to the property can currently be gained off King Street and Church Street.

SERVICES

We understand that the property is connected to mains electric, water and drainage but have not carried out any tests in this regards. Bruton Knowles can therefore provide no guarantees.

EPC CERTIFICATE

The property has an Energy Performance Asset Rating of D 97. A copy of the EPC can be obtained from the Bruton Knowles website as well as within the tender pack which includes other useful information.

LEGAL COSTS

The purchaser is to be responsible for their own legal fees and professional costs associated with the purchase.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchaser will be responsible for carrying out their own planning searches. The Local Authority is Harrogate Borough Council, Civic Centre, St Lukes Avenue, Harrogate HG1 2AE.

LEGAL COSTS

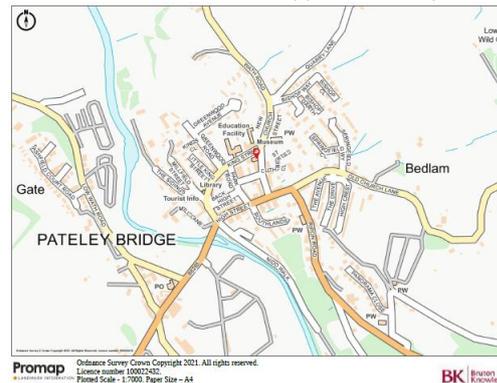
Each party to be responsible for their own professional costs incurred in the transaction.

VIEWING

The following viewing dates are available:

- 16th August 15:00 – 18:00
- 31st August 9:00 – 12:00
- 10th September 15:00 – 18:00

All viewings are to be made by appointment with the sole agent Bruton Knowles, 4230 Park Approach, Thorpe Park, Leeds LS15 8GB.



PRICE

Unconditional offers are sought in the region of £275,000 (**Two Hundred and Seventy Five Thousand Pounds**). VAT will not be charged on the sale price in connection with this transaction.

CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.