



Kneesworth Street, Royston, SG8 5AQ

CHEFFINS

Kneesworth Street

Royston,
SG8 5AQ

- Grand Victorian Building
- Central Location
- Quarter Acre Plot
- Planning Granted

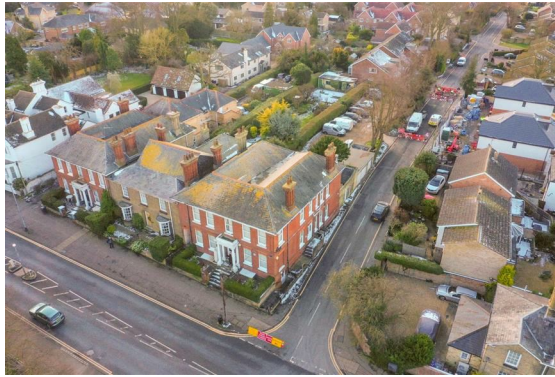
A grand Victorian building set in a quarter of an acre plot 200m from Royston Station.

Planning Reference: 22/02587/HYA | Outline approval for 10 private apartments. 7 within the existing building, 2 to be added within the roof space and 1 following demolition of garages and erection of two storey building to provide flat over parking

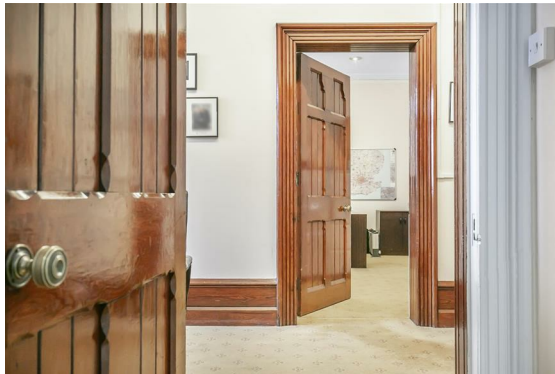
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Guide Price £1,000,000





LOCATION



EXISTING ACCOMMODATION

Dated 1896, the existing building offers circa 5,000 sqft of accommodation arranged over 3 levels – Basement, Ground and First.

The site occupies a most desirable and prominent position within half a mile of Royston Town centre and just 200m from Royston Station. The generous parking area is accessed by a private entrance from Green Drift.

The property retains a host of original features with high ceilings, large sash windows and feature fireplaces throughout.

Noted as a building of local interest within the Royston Conservation Area. The adjacent property, 44 Kneesworth Street, is a Grade II listed building and adjacent to this, number 42 is another building of local interest.

Royston benefits from road connections via the A10, A505, M11 and the A1(M). London Luton and


Stansted airports are both within a 45-minute drive. Royston Trainline is 29mins to Kings Cross and 16 minutes to Cambridge

PLANNING CONSENT

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MATERIAL INFORMATION

Council Tax Band:
EPC Rating:
Local Authority: North Herts District Council
Tenure: Freehold

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Guide Price £1,000,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – NHDC

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.