



Kneesworth Sreet, Royston

CHEFFINS

Kneesworth Street

Royston,
SG8 5AQ

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

Viewing block 10-12 Wednesday 28th August. Call to register your appointment

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.



Guide Price £1,000,000



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

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

Viewing Notes

Please note – There was a burst pipe that has caused some damage and substantial mold to some rooms.

The basement has restricted head height but the other floors are very high.

Viewing block for access 10-12 Wednesday 28th August

Material Information

Tenure – Freehold

Council Tax Band – E

Property Construction – Traditional

Number & Types of Room – Please refer to floor plan

Square Footage – circa 5,000sqft

Parking – Large parking area to the rear for multiple cars

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Broadband – Fibre to cabinet

Mobile Signal/Coverage – Good

Deed of release agreed in principle to release restrictive covenant relating to use

Listed – Locally

Conservation Area – Yes

Planning Permission – 22/02587/HYA



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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.

