



Approximate site outline

## Land at Old Charlton Road, Hitchin

**Guide Price: £5.5m**

**Site area**

**Approx. 0.75 acres**

**RETIREMENT / CARE HOME  
DEVELOPMENT OPPORTUNITY**

**Expressions of interest are being sought from prospective purchasers for a development opportunity in central Hitchin.**

### **The Site**

The site is circa 0.75 acres and is located just off Old Charlton Road, the site is just a few minutes' walk from the historic market square where you will find an abundance of local amenities.

The site currently accommodates 2 x semi-detached bungalows and 2 x detached houses. The area containing Old Charlton Road has a mix of residential housing and consists predominately of flats.



Site location plan

### Surrounding area

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, theatres, a wide variety of restaurants and pubs and places of worship. There is easy access to countryside walks and Chilterns AONB. Hitchin was voted happiest place to live in East of England (2021). There is a mainline railway station providing direct access to Kings Cross St Pancras which takes 32 minutes, to Cambridge takes 33 minutes and Peterborough, 38 minutes.

### The Proposals

Fantastic development opportunity which has good potential for a private / retirement scheme.

Optimis has undertaken an initial review for the sites capacity for apartments.

Offers will be sought on an unconditional or subject to planning proposal.



Site view



Hitchin Town Centre (Airvideo UK shutterstock.com)

### Tenure and Method of Sale

The land is to be sold freehold with vacant possession on completion. The approximate site boundary defined on the location plan is for illustrative purposes and the site purchaser will need to confirm the exact outline with their solicitors.

### Viewings

Viewings are by appointment only. Please contact Optimis Consulting directly to arrange this quoting reference number **L277**.

### Gary Wilkin

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