



THE
PROPERTY
QUARTER



58 Dacre Road, Hitchin, Hertfordshire, SG5 1QL
OFFERS IN EXCESS OF £500,000



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An extremely rare opportunity to acquire a substantial four storey period house, located close to both Hitchin's town centre and mainline station. The flexible accommodation needs complete refurbishment, but has the potential to become either a wonderful family home or two to three luxury apartments, subject to the local authority's consent.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS, Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HP marked '58 Dacre Road, Hitchin OFFER'. Closing date, close of business on Monday 24th November 2025.

The vendor reserves the right to accept an offer before the closing date. The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage.

The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful buyer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter. All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this offer and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.



Features

- Four Storey Period Semi-Detached Property.
- Former HMO
- In need of complete refurbishment
- 4-5 Bedrooms
- Long Rear Garden
- Off Street Parking
- Freehold
- Town Centre Location.



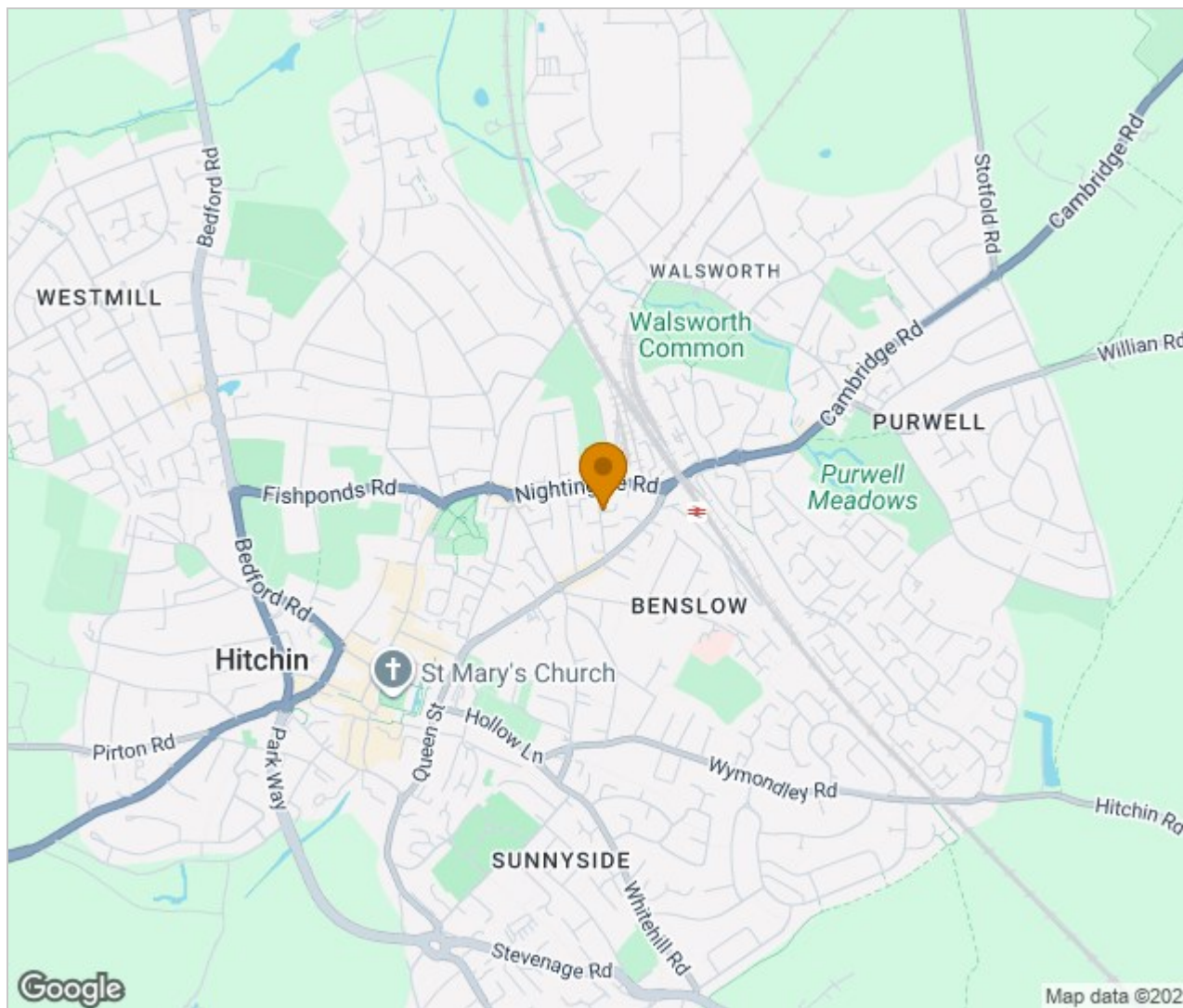
Council Tax Band: E

Floor Area: sq ft

EPC Rating: D

Tenure: Freehold

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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