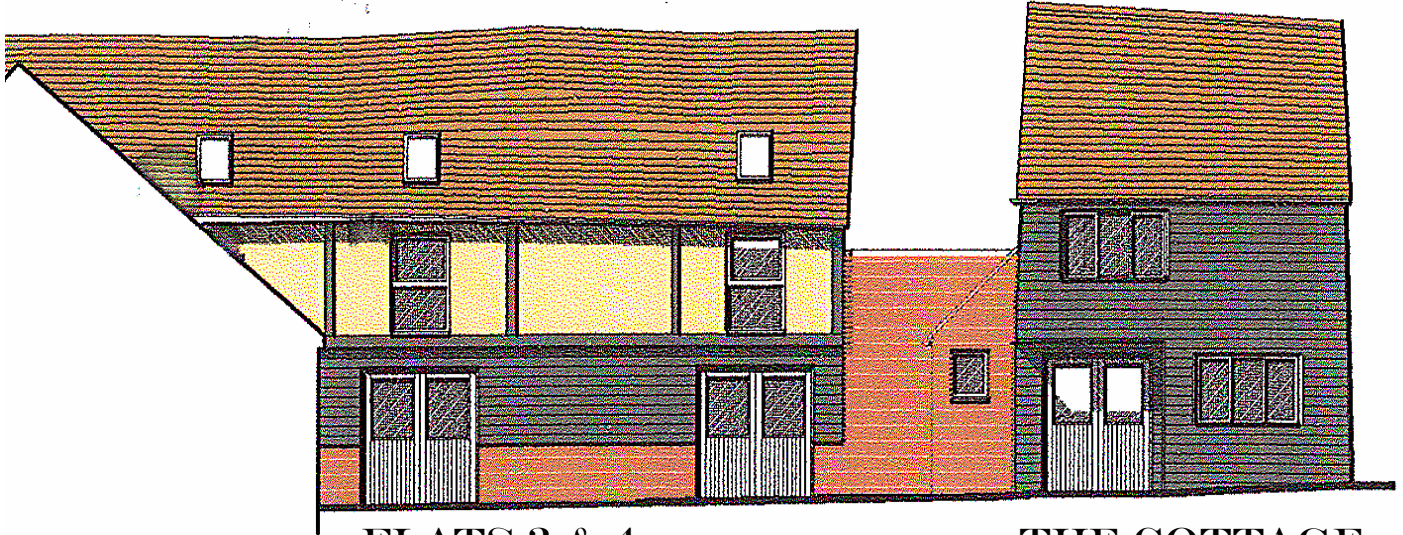


for sale

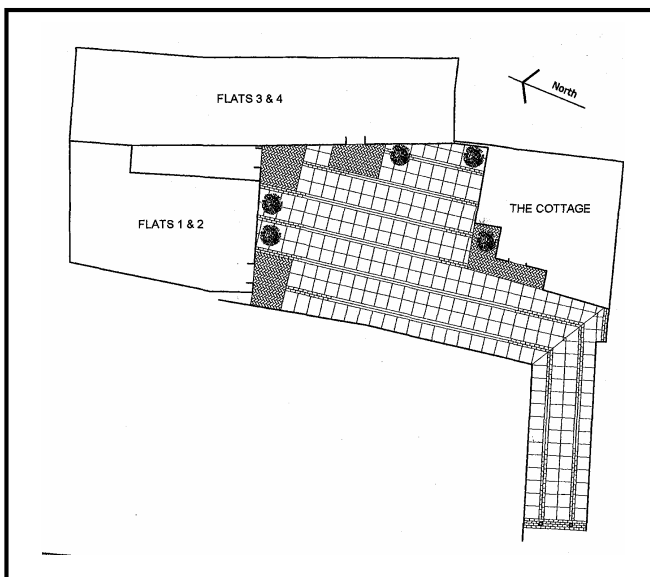
BUILDING LAND

01799 521761



FLATS 3 & 4

THE COTTAGE



- Former garden machinery premises
- Incorporating a substantial barn
- With planning permission 1 house & 4 apartments

**Kneesworth Street
Royston
Hertfordshire SG8 5AA**

Freehold guide price £340,000



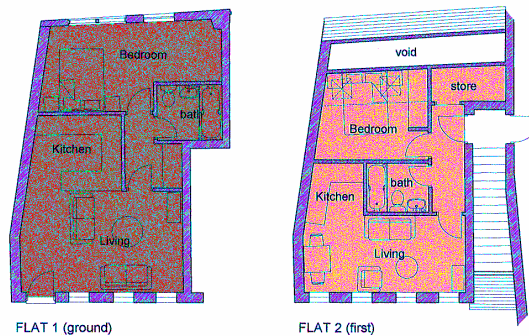
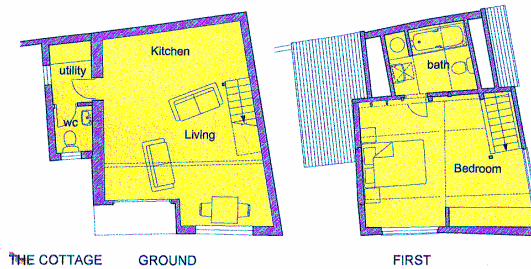
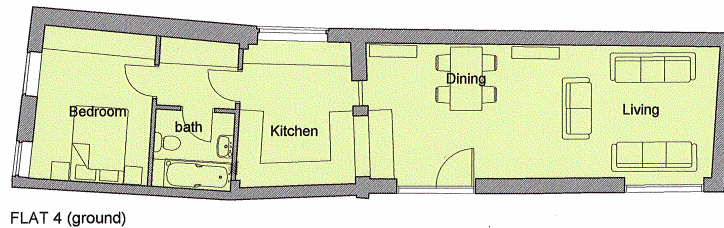
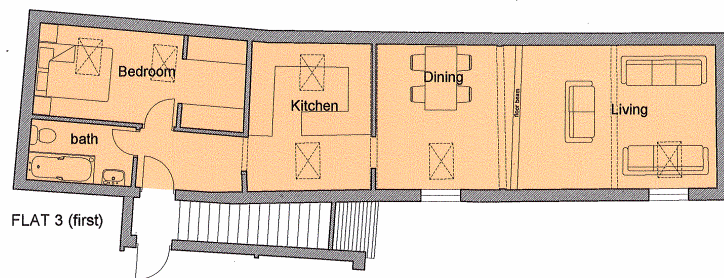
COMMERCIAL

Location

Royston is a busy north Hertfordshire market town located relatively close to the south Cambridgeshire borders. It is well served by the A505, providing swift links through to the A1M and M11. The town is also serviced by the A10. The subject premises are located relatively close to the Town centre also within easy walking distance of the Railway Station which offers an electrified link through to London Kings Cross.

The premises

Utilised until recently as a Showroom and Workshop for garden machinery. The site is accessed via lockable gates from Kneesworth Street and comprises a fairly substantial yard within easy walking distance of the Town Centre. The site is currently given over to a large Barn formerly used as Showroom and Offices with attached Workshop and outbuildings. Planning permission has been granted for residential conversion and part new build in accordance with the attached plans. A copy of the Planning Permission will be made available by the sole selling agents Snow Walker Associates on request.



Note

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