



Royston Manor House Yard Melbourn Street, Royston

Royston

Guide Price £390,000





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Royston, Royston

*** COMMERCIAL TO RESIDENTIAL CONVERSION OPPORTUNITY *** Ensum Brown are delighted to offer for sale this development opportunity located in Royston town centre. Planning has been granted for this former commercial building to be converted in to 4 bedroom flats.

- Commercial To Residential Conversion Opportunity
- Planning Granted
- Town Centre Location
- 4 X 1 Bedroom Flats
- Surrounding Land For Parking
- Further Development Potential (stp)
- Short Walk To Train Station
- Ideal Flats For First Time Buyers Or Investors

Council Tax band: G

Tenure: Freehold

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Ensum Brown are delighted to offer for sale this commercial to residential conversion opportunity, with planning having been granted for this former commercial premises to be converted in to 4 individual 1 bedroom flats. Located in the heart of the town centre, these would make ideal flats for first time buyers, but to let investors or the develop to purchase may wish to retain as their own rental properties to start or add to their portfolio.

There may also be opportunity to further develop this site creating further residential dwellings, subject to planning permission. The building has land surrounding to include parking for some or all of the flats, that are just a stones throw from the shops and town centre amenities and also just a 5-10 minute walk from the town centre.

Contact Ensum Brown today to arrange your private viewing appointment and for further details of this exciting opportunity.

Location – Royston

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares –Roman and prehistoric—and has attracted many great names, including many Royal family members.

The town enjoys numerous green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.





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On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 44.1 sq. metres (474.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.