



High Street, Royston, SG8 8RL

CHEFFINS

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Chrishall, Royston,
SG8 8RL

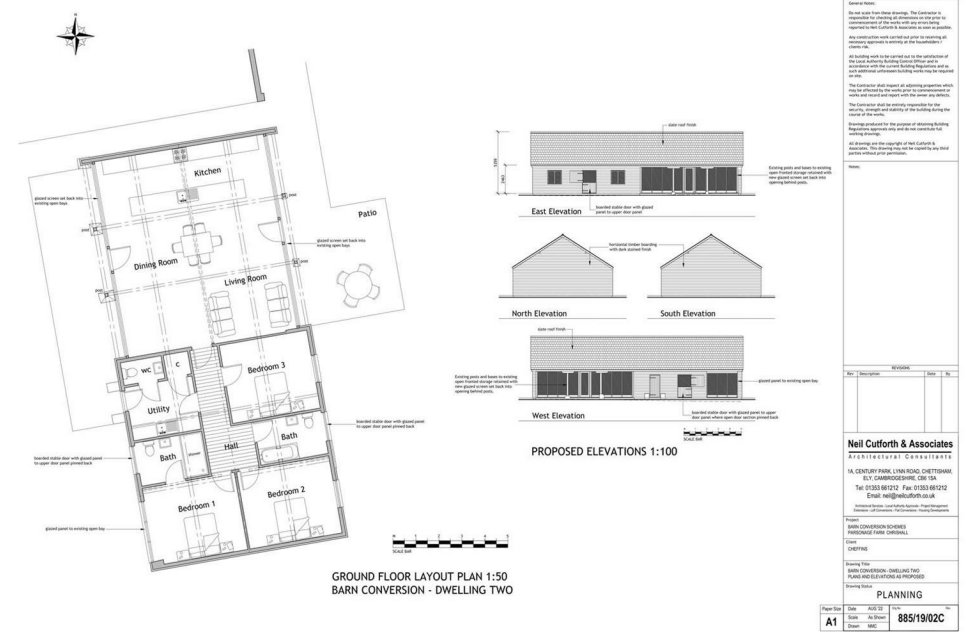
- Detailed Planning Consent
- Class Q Site For 3 Barn Conversions
- Delightful Rural Location

Around 0.49 acres of development land with detailed planning consent for the conversion of 3no. former agricultural barns to form 3no. 3 bedroom residential properties.



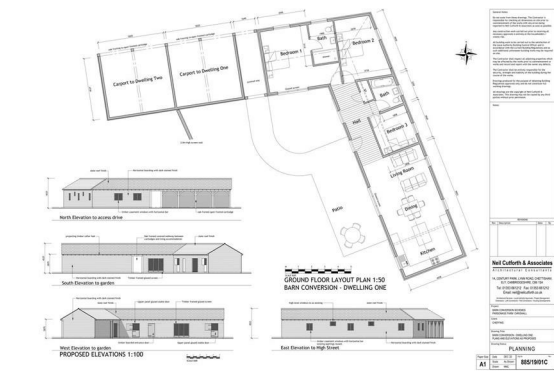
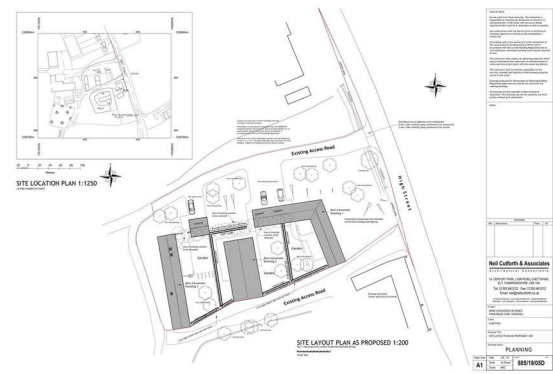
Guide Price £500,000





LOCATION

Chrishall is a charming village located near the market town of Royston on the Essex, Hertfordshire and Cambridgeshire borders. Surrounded by beautiful open countryside, it offers a peaceful rural setting while still providing convenient access to nearby towns and transport links. The village has a strong sense of community and benefits from a range of local amenities including a primary school, village hall, church, sports facilities and a traditional pub. Chrishall is also well placed for access to Cambridge, Royston and Saffron Walden, making it an attractive location for those seeking village life with good connectivity.



The Site

The site extends to approx. 0.49 acre. and comprises three redundant agricultural buildings to be converted to three residential dwellings. The site is not in an area of flooding, not within the greenbelt and lies just outside of the development envelope of Chrishall.

Planning

UTT/25/1539/FUL

Full planning for the conversion of and extension of redundant agricultural barns to create 3no. residential dwellings, with associated hard and soft landscaping, operational development and infrastructure. The proposed dwellings will retain the existing layout and approximate footprint of the existing agricultural buildings. New cart lodges will be provided to the rear of the properties. The new dwellings have been sensitively designed to respect the setting and character of the immediate area.

House types

Plot 1 – 106.1m² – 1142.06ft²

Carport and walk way – 31.61m² – 340.25ft²

Plot 2 – 147.84m² – 1581.39ft²

Carport – 23.81m² – 256.29ft²

Plot 3 – 148.94m² – 1603.19ft²

Carport – 25.1m² – 270.17ft²

Chrishall

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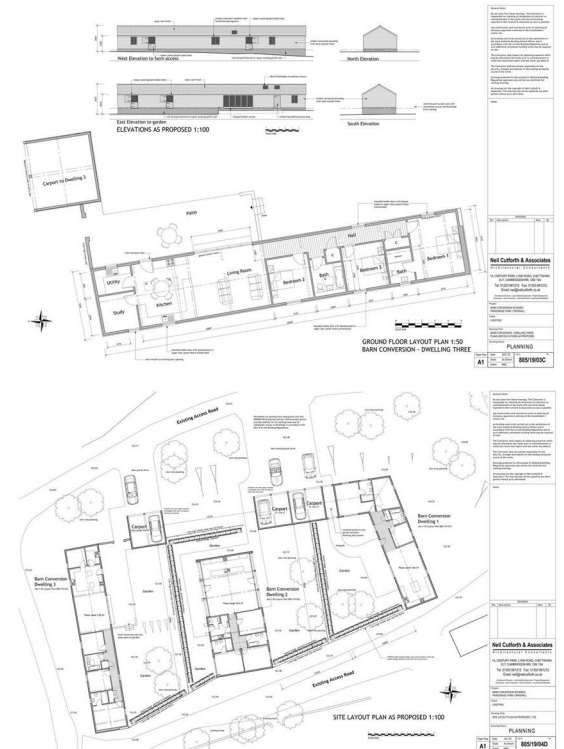
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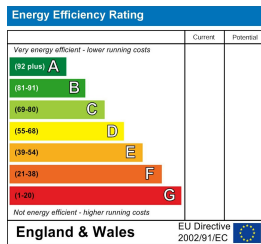
New Homes Pricing

Please contact Cheffins for a guide pricing schedule for the proposed properties.

Easements, Wayleaves, Covenants & Rights Of Way

The site is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed in the Report on Title.





Guide Price £500,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority -

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | cheffins.co.uk

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.

