



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

King James Way, Royston, Hertfordshire  
For sale by informal tender

Carter Jonas

## THE CHANCE TO ACQUIRE A DEVELOPMENT OPPORTUNITY IN THE CENTRE OF A MARKET TOWN IN HERTFORDSHIRE.

**THE OPPORTUNITY IS IN THE TOWN OF ROYSTON, 12 MILES SOUTH OF CAMBRIDGE AND 10 MILES NORTH-EAST OF LETCHWORTH. THE PROPERTY BENEFITS FROM FULL PLANNING PERMISSION FOR 9 DWELLINGS**

### OVERVIEW

- Unconditional offers sought
- Resolution to grant planning permission for 9 apartments, including one duplex
- In a central location of a desirable market town
- Full information pack available on request

### LOCATION

The property is in the centre of the town of Royston, Hertfordshire. Royston is approximately 12 miles south of Cambridge and 10 miles north-east of Letchworth. Royston has a population of c.17,000 and benefits from a wide range of shops, restaurant, schools, bars, services and employers.

Royston Railway Station is a 10-minute walk from the property and provides direct services to Cambridge from 15 minutes, and central London from 51 minutes.

Directly to the south of Royston (a 20-minute walk from the property) is Therfield Heath, a local nature reserve that provides outdoor amenity space, and walking routes across woodland and grassland.

Royston is bypassed by the A505, which links the M11 with the A1(M) and onwards to Luton and the M1.

Several blue-chip employers are within commuting distance of the property, either by car or train, including Astra Zeneca, Arm, Microsoft, Addenbrooke's Hospital, Airbus, GSK, and the Wellcome Genome Campus.

### DESCRIPTION

The site extends to approximately 0.280 hectares (0.692 acres) and is rectangular in shape, other than the spur of land that provides access.

The property is located to the rear of The Banyers Hotel on Melbourn Street, within the Royston Conservation Area. Access to the site is taken from King James Way. The proposed development would involve reinstating and upgrading this vehicular access.

The site is currently vacant and is predominantly covered in low-level vegetation, with mature trees and dense vegetation along all boundaries. Adjoining uses include residential properties to the north and west, locally listed and heritage buildings to the east, and The Banyers Hotel to the south.

### PLANNING

The relevant Local Planning Authority is North Hertfordshire District Council. The site benefits from resolution to grant full planning permission for 9 flats (ref: 25/00104/FP) comprising:

- 4 x one-bed flats
- 4 x two-bed flats
- 1 x 2-bed duplex

A draft Unilateral Undertaking includes contributions of c.£73,000. North Hertfordshire District Council does not currently charge CIL.

Further information on town planning, including copies the documents forming the application, is available on request.

### BIODIVERSITY NET GAIN

Development of the scheme will require the purchase of 0.87 BNG units. For information regarding the purchase of Biodiversity Net Gain units, please contact:

David Alborough on 07824 590874 and [david.alborough@carterjonas.co.uk](mailto:david.alborough@carterjonas.co.uk)

### TENURE

The freehold of the site will be sold with vacant possession on completion.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all public rights of way, wayleaves, and easements whether or not specifically mentioned.

### SERVICES

Interested parties are advised to make their own enquiries regarding services capacities and connections.

### INFORMATION PACK

An information pack containing further detail on planning and technical matters is available on request.

### METHOD OF SALE

The freehold of the property is offered for sale by informal tender. Unconditional offers are sought. Bids should assume that planning permission will be granted prior to the exchange of contracts.

Bids should be submitted no later than 12noon on Wednesday 28th January 2026.

All tenders should be sent by email to:

Dominic Bryant  
[Dominic.bryant@carterjonas.co.uk](mailto:Dominic.bryant@carterjonas.co.uk)

Whilst the intention is not to be unduly prescriptive at this stage, we would ask you to address the following points in order for your proposal to be properly considered:

- The identity of the Purchaser;
- The level of financial offer including the level of deposit to be paid on exchange;
- Proof of funding;
- Due diligence undertaken;
- Details of the solicitor you will be using for this transaction;
- Confirmation of the level of approval that has been granted on submission of the offer, and details of the further approvals required to proceed with the purchase.

The Landowner reserves the right not to accept the highest, or indeed, any offer.

### VIEWINGS

The property can be partially viewed from King James Way. Full access to the property is strictly by appointment only. The landowner and their agent are not liable for the safety of parties inspecting the site.

### VALUE ADDED TAX

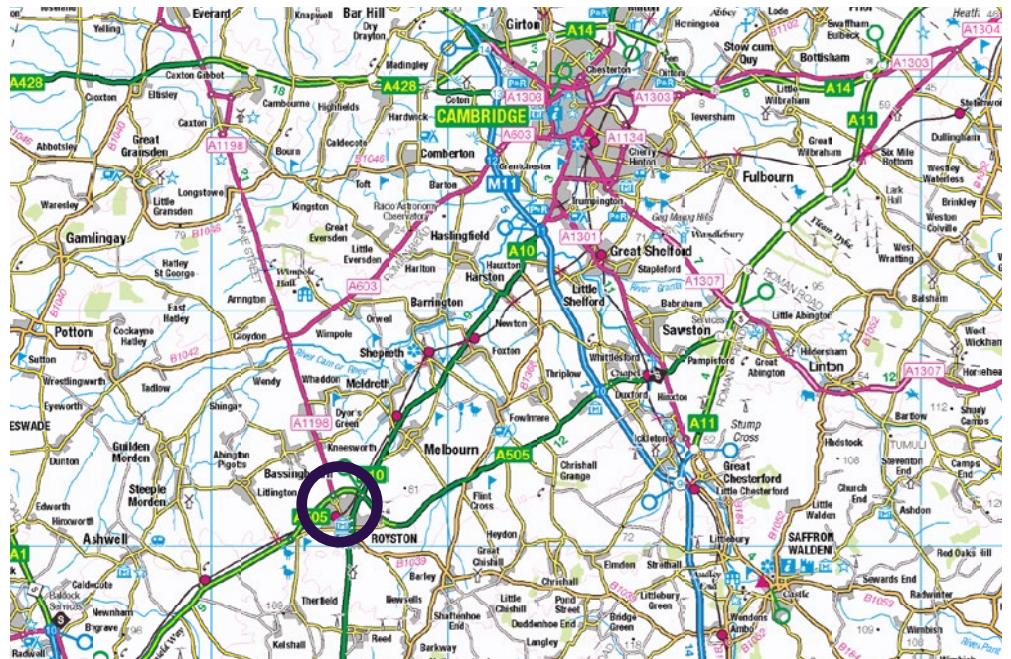
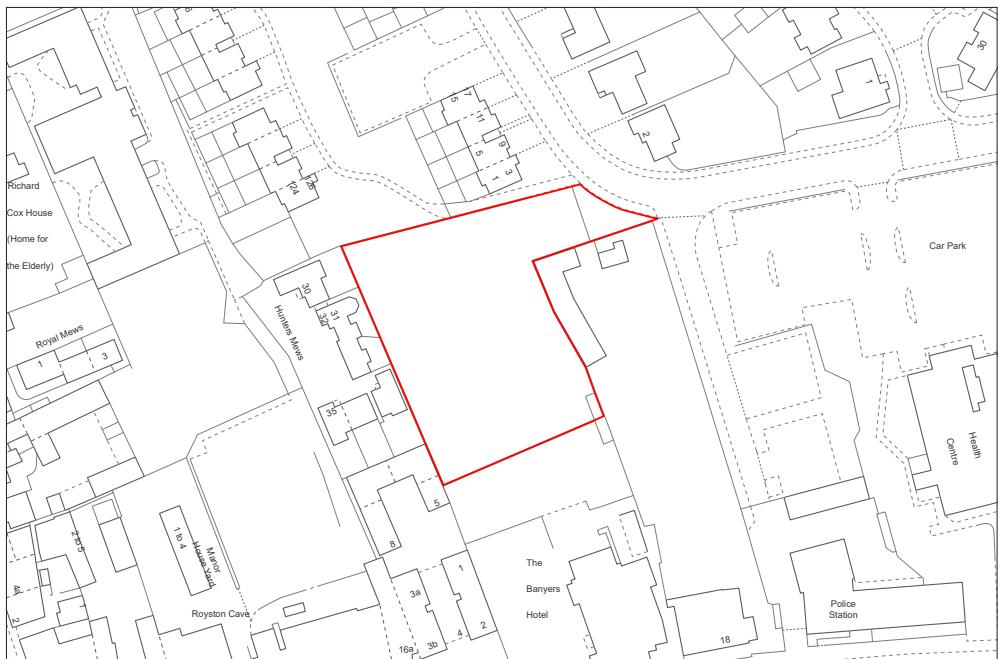
It is understood that the vendor has not elected to tax the property. All bids should consider VAT accordingly.

### NEW HOMES

For information regarding New Homes sales value, please contact:

Jason Capel on 07973 679823 and #  
[Jason.capel@carterjonas.co.uk](mailto:Jason.capel@carterjonas.co.uk)





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#### IMPORTANT INFORMATION

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**Carter Jonas**