



Hitchin Street, Baldock Guide Price Range £425,000 - £450,000



- **GUIDE PRICE RANGE £425k to £450k**
- **FREEHOLD**
- **HISTORIC property**
- **Approx 2,511 Sq.Ft. in total**
- **Shop front, flat & Cottage**
- **Prominent location in town centre**
- **LESS THAN 1/2 mile to Baldock MAINLINE train station (8 mins walk)**
- **Excellent road links - A1(M) / M1**
- **Just behind the HISTORIC market town High Street with a great mix of specialist shops, pubs, bars and restaurants**
- **OFF ROAD PARKING spaces**

INVESTOR / DEVELOPER looking for a property to refurb and sell or rent? | GUIDE PRICE £425,000 to £450,000 | FREEHOLD title to previous commercial property to front, flat above and two further residential dwellings | Plans already drawn for re-development of the existing shop front - two apartments | Two additional apartments | Number of examples of previous maltings / historical buildings that have been converted into high end modern properties for sale and rent | FANTASTIC centre of town position - demand for property close to station is HIGH | Just over 500 yards from the mainline Station - 40 mins to London and trains to Gatwick, Brighton and Cambridge | Great road links - short drive to A1(M) and M1 and A10 nearby. 30 mins to London Luton Airport

Transform Part Of This Former Maltings On Hitchin Street Into Your Vision of Elegance and Profit Exclusive Development Opportunity in Baldock, North Hertfordshire

Address: Hitchin Street, Baldock, SG7 6AQ

Gross Development Value (GDV): £800,000

Overview:

Seize the unique chance to own a piece of Baldock's rich history with the acquisition of the freehold title to a distinguished Old Maltings property at the core of Baldock, North Hertfordshire. This remarkable development opportunity, nestled within the heart of this charming old market town, boasts a rich heritage and a prime location just moments from the bustling high street and conveniently close to the station.

Property Potential:

The property, historically versatile in its utility, offers an enticing proposition for developers and investors alike. Previously home to the Broken Drum pub, a wine bar, and most recently a restaurant, this landmark site is primed for transformation. The development plans encompass the conversion of the commercial frontage into two modern flats, while also encompassing the refurbishment and modernisation of two existing residential spaces: a first-floor flat and the characterful "Doctor's Cottage."

Development Highlights:

Prime Location: Situated in the vibrant centre of Baldock, with easy access to local amenities, public transport, and the town's historical attractions.

Versatile Development Opportunity: Plans include the conversion and refurbishment of a commercial property and residential units, blending modern living with historical charm.

Historical Significance: A chance to contribute to the town's landscape by revitalising a property with a storied past.

Attractive Investment: With a Gross Development Value of £800,000, this project presents a compelling investment opportunity with significant upside potential.

Why Baldock?

Baldock is a jewel in North Hertfordshire, brimming with history and character. With its origins tracing back to the Knights Templar in the 12th Century, the town offers a picturesque setting that captivates both residents and visitors. The property's location ensures that future residents will enjoy the perfect blend of serene living and convenient access to modern comforts and facilities.

Baldock has a buoyant community spirit. The annual Baldock Festival and the charter fair are just a couple of events which bring the community together and the wide High Street is home to a wealth of cafes, restaurants, pubs and specialist shops such as the locally renowned butchers.

Embrace the opportunity to leave your mark on Baldock's history by transforming this Hitchin Street property, into a testament to refined living and architectural grace. This is more than just a development project; it's a chance to craft a legacy in one of Hertfordshire's most enchanting towns.

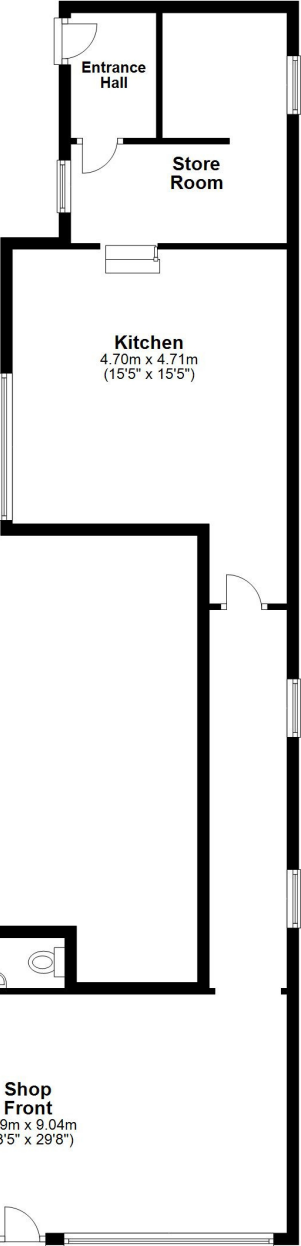
Don't miss out on this unparalleled opportunity to redefine luxury and heritage in Baldock.

For enquiries and further details, please contact Leysbrook Estate Agents.

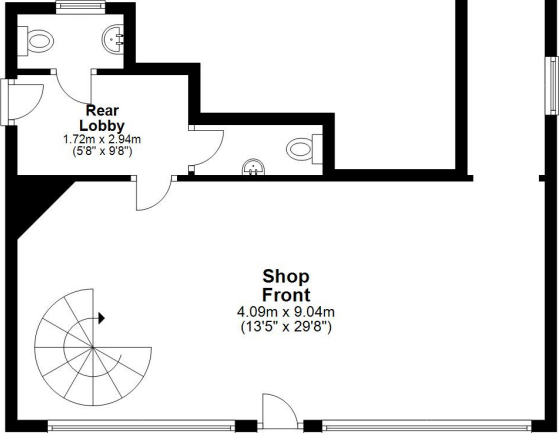
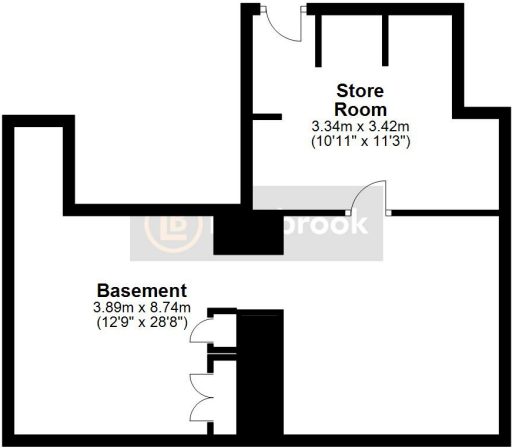
Discover the potential of Hitchin Street, where history meets modern luxury.

Floor Plans

Ground Floor
Approx. 90.2 sq. metres (970.7 sq. feet)



Basement
Approx. 46.8 sq. metres (504.0 sq. feet)



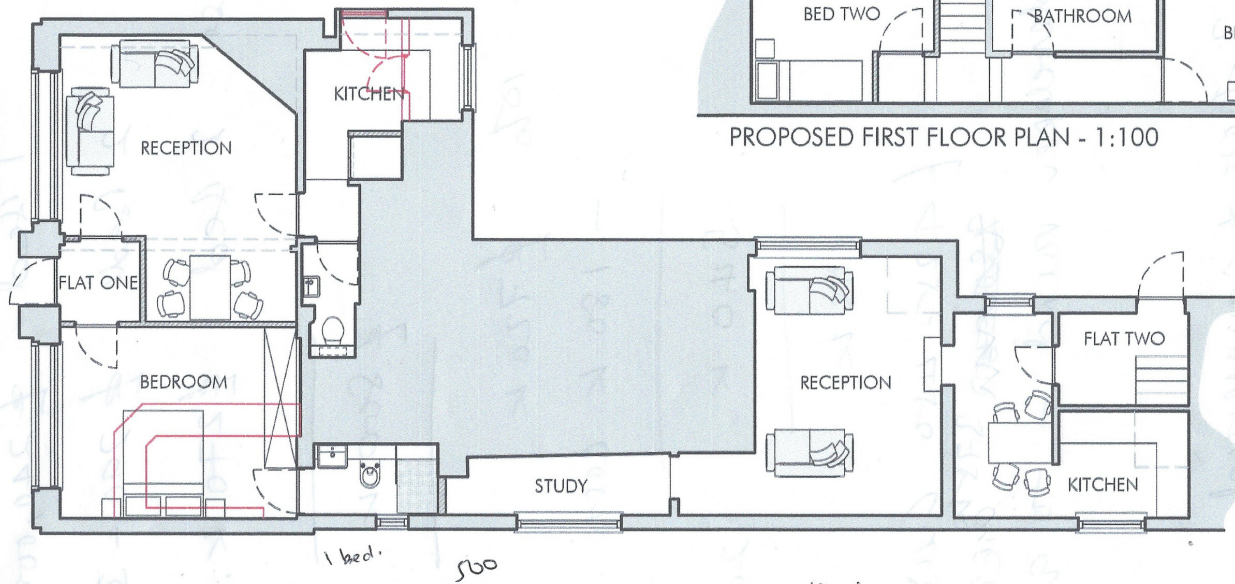
Total area: approx. 137.0 sq. metres (1474.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

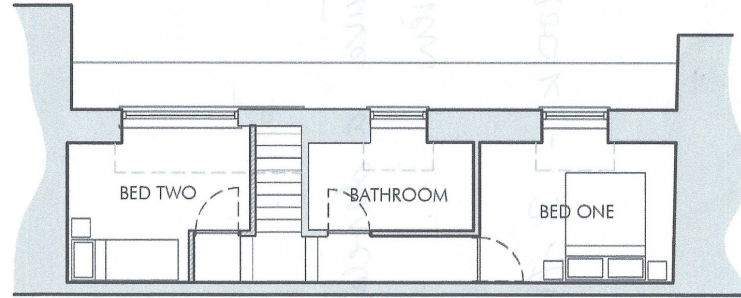
Plan produced using PlanUp.

Shop front

Proposed Plans



PROPOSED GROUND FLOOR PLAN - 1:100



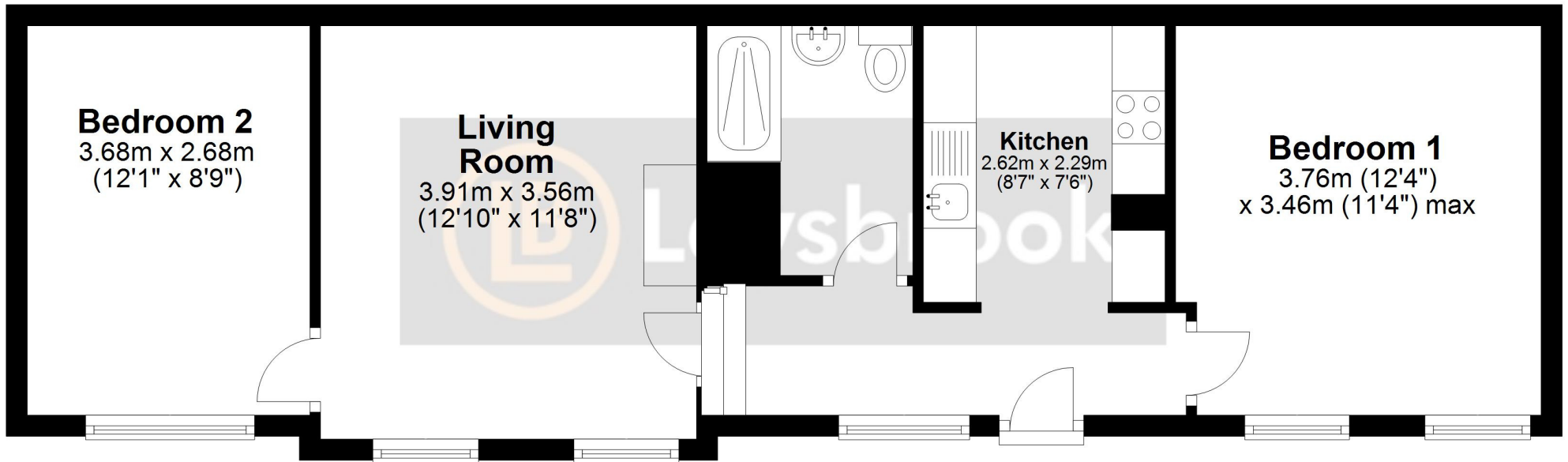
PROPOSED FIRST FLOOR PLAN - 1:100

NEIL GASKELL
ARCHITECTS

Date	JULY 20	Project	PROPOSED CHANGE OF USE	Drawing	PROPOSED PLANS
Scale	1:100	Address	31 HITCHIN STREET BALDOCK	Drawing Number	BDH-200

Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



Total area: approx. 53.3 sq. metres (574.0 sq. feet)

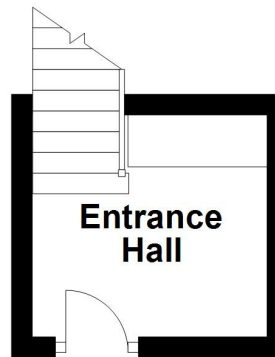
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Plan produced using PlanUp.

Doctor's Cottage

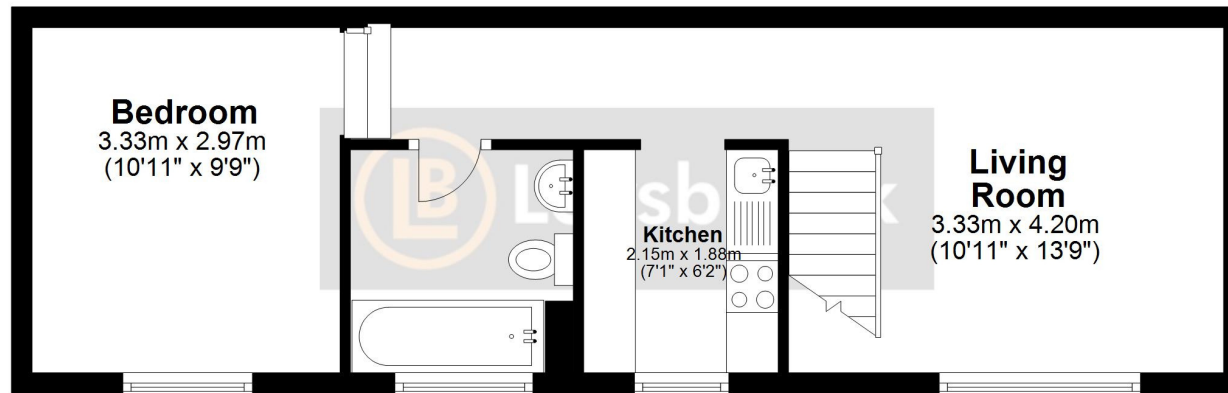
Ground Floor

Approx. 4.8 sq. metres (52.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 43.1 sq. metres (463.8 sq. feet)

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Flat

| ADDITIONAL INFORMATION

Shop Front: Approx 29' 8" x 13' 5" (9.04m x 4.09m)

Kitchen: Approx 15' 6" x 15' 5" (4.72m x 4.70m)

Rear Lobby: Approx 9' 8" x 5' 8" (2.95m x 1.73m)

Toilet: Approx 7' 3" x 2' 10" (2.21m x 0.86m)

Toilet: Approx 6' 0" x 3' 2" (1.83m x 0.97m)

Basement: 28' 8" x 12' 9" (8.74m x 3.89m)

| FLAT

Living Room: Approx 13' 9" x 10' 11" (4.19m x 3.33m)

Kitchen: Approx 7' 1" x 6' 2" (2.16m x 1.88m)

Bedroom: Approx 12' 4" x 9' 9" (3.76m x 2.97m)

Bathroom: Approx 7' 4" x 7' 1" (2.24m x 2.16m)

| DOCTORS COTTAGE

Living Room: Approx 12' 10" x 11' 8" (3.91m x 3.56m)

Kitchen: Approx 8' 7" x 7' 6" (2.62m x 2.29m)

Bedroom One: Approx 12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom Two: Approx 12' 1" x 8' 9" (3.68m x 2.67m)

Shower Room: Approx 7' 9" x 6' 5" (2.36m x 1.96m)

Shop





The food preparation area must be kept clean and tidy





Flat 1





Cottage





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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