



Barn Conversion: Tring

Guide Price
£300,000

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

A unique opportunity to acquire for development a traditional timber barn with planning permission for a detached four bedroom dwelling in a picturesque location overlooking surrounding farmland.

PLEASE DO NOT ACCESS ALNWICK DRIVE.

DETAILS

LOCATION

The property is situated in open countryside approximately 1.7 miles from the villages of Wingrave to the North and Long Marston to the south. The small market town of Tring is located about 5.2 miles away which has a good range of local shopping facilities and a mainline railway station providing a fast and frequent service to London Euston in about 35 minutes.

THE PROPERTY

A detached, single storey "L" shaped barn of brick and timber construction under a part tiled / part tin roof with an earth floor. The Gross External Area is approximately 2,000 sq. ft. The barn sits in a plot of approximately 0.6 acres.

On the 16th November 2018 Dacorum Borough Council granted approval, subject to conditions, under Class Q Permitted Development Rights, for the conversion of the barn into a 4 bedroom house (Application Ref: 4/02242/18/APA).

The approved plans provide for a master bedroom with en-suite shower room and dressing area, study, lounge, kitchen with dining area, utility room, entrance hall, WC, 3 further bedrooms and a bathroom.

DIRECTIONS

The property is accessed via Station Road. If you drive North along Station Road from the direction of Tring and Long Marston, you will drive past Alnwick Drive on the right hand side and the driveway leading onto Boarscroft Farm is the next immediate driveway on the left (signposted Brandon Court).

THERE IS NO ACCESS TO VIEW THE PROPERTY OVER ALNWICK DRIVE. PLEASE BE ADVISED THAT ALNWICK DRIVE IS PRIVATE PROPERTY AND ANY TRESPASSERS WILL BE PROSECUTED.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing. Given the age and condition of the property, please take care when viewing.

SERVICES

There are currently no services connected to the property. The vendor will grant any necessary easements over their retained land to enable the purchaser to connect the site to mains water, electricity, and telephone. An indicative quote has been obtained from UK Power Networks of just under

£11,000 plus VAT.

TENURE

Freehold with vacant possession upon completion.

AGENT'S NOTE

- The buyer will be required to erect within 28 days of completion and thereafter maintain a new stock-proof fence along the boundary of the plot and access as shown on the site plan and also install two 15' gates in the fence line along the access to enable entry by vendor into the land either side.
- A Public Footpath crosses the access, so the buyer will need to install stiles in the new fence line at the appropriate point.

LOCAL AUTHORITY

Dacorum Borough Council, The Forum, Hemel Hempstead, Herts, HP1 1DN.

Hertfordshire County Council, County Hall, Hertford, SG13 8DQ

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