

## **SITE FOR A CHILDRENS NURSERY**

- **PLANNING CONSENT FOR A 320 SQ.M GEA 2-STOREY BUILDING**
- **0.25 ac plot / 1,012 sq.m**
- **D1 childrens nursery use**
- **Prominent position on busy road**
- **74 new homes being built adjacent**

**Site for CHILDRENS NURSERY  
FOR SALE**

**Marsworth Road  
Pitstone, Nr Tring  
LU7 9EY**

## Marsworth Road, Pitstone, Nr Tring LU7 9EY



### Location

Pitstone is a small but growing village with a current population of 2,952 on the northern side of Tring, within approx 2 miles of Tring Station. The station is on the London (Euston) to Birmingham line, with a fast regular service in a best time of approx 42 minutes, with 2 trains an hour.

The A41 is located within approx 4 miles.

The site is part of a development including a new pub and 74 new homes on an adjacent plot to be constructed by Nicholas King Homes, with a mix of 2, 3 and 4 bed houses along with 1 and 2 bed flats. This will bring an influx of households of varying sizes with potential for a need for the Childrens Nursery as well as the existing residents.

Pitstone is also home to the Pitstone Green Business Park, incorporating several large private estates with around 40 businesses in approx 300,000 sq.ft of developed commercial space within half a mile of the Nursery site, with potential for staff requiring the use of the Nursery

### Description / Planning

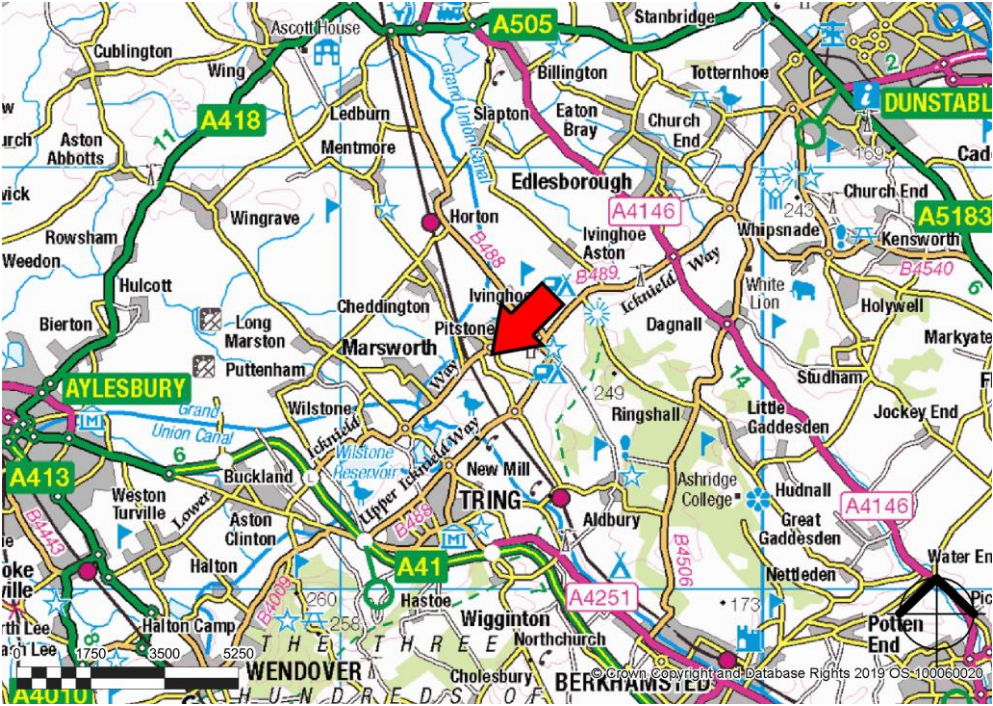
The property comprises a flat roughly rectangular plot of approx 0.25ac (1,012 sq.m) with outline planning consent granted by Aylesbury Vale District Council on 8 May 2017 under planning reference **17/01873/AOP** for a building having no more than 320 sq.m gross external on two floors, and a ground floor footprint of no more than 160 sq.m. The purchaser shall be required to agree to pay the costs of the s106 agreement allowing for an annual payment to the Local Authority of £1,000 p.a. plus indexation for 5 years towards Travel Plan monitoring.

Full plans and a copy of the planning consent area available upon application or alternatively by searching at Aylesbury Vale District Council planning portal

Please note that the plan provided shows the planning application boundary and not the boundary to be sold, which will exclude the access road on to Marsworth Road



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Surrounding Area



Site location map

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## **Terms**

The freehold is for sale on an unconditional basis for a price of £400,000 plus VAT

## **VAT**

The property is elected for VAT and therefore VAT is payable in this transaction

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