

SITE FOR AN A3 /A4 PUB / RESTAURANT

- **PLANNING CONSENT FOR A 440 SQ.M GEA SINGLE STOREY BUILDING**
- **0.75 ac plot / 3,035 sq.m**
- **A3 /A4 pub / restaurant use**
- **Prominent position on busy road through the village**
- **74 new homes being built adjacent**

**Site for a new Pub/Restaurant
FOR SALE**

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

Vicarage 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 childrens nursery 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 potential customers for the pub/restaurant as well as the existing residents.

Pitstone is in an Area of Outstanding Natural Beauty (AONB) and as such benefits from considerable tourism especially from walkers especially on the weekend. Pitstone is also home to one of the few Windmills remaining locally, accessed directly opposite the site, along with Pitstone Heritage museum also directly opposite

There is also a large commercial area within half a mile of the site, Pitstone Green Business Park, incorporating several large private estates with around 40 businesses in approx 300,000 sq.ft of developed commercial space.

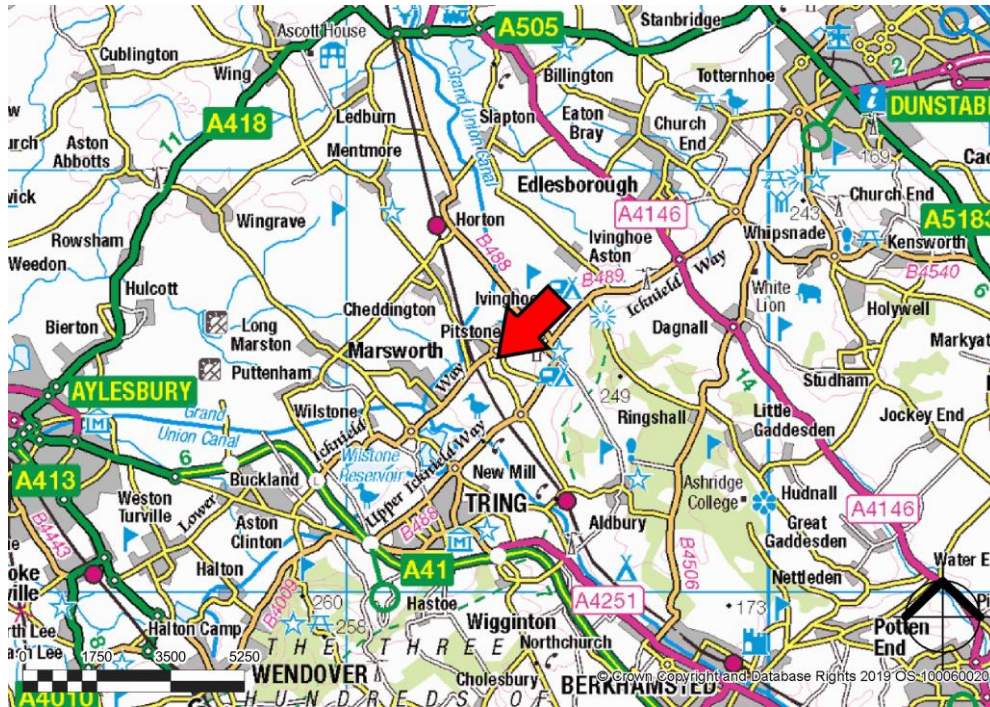
Description / Planning

The property comprises a flat L-shaped plot of approx 0.75ac (3,035 sq.m) with outline planning consent granted by Aylesbury Vale District Council under planning reference **17/01875/AOP** for a single storey building having no more than 440 sq.m gross external and a ridge height of 8.5m.

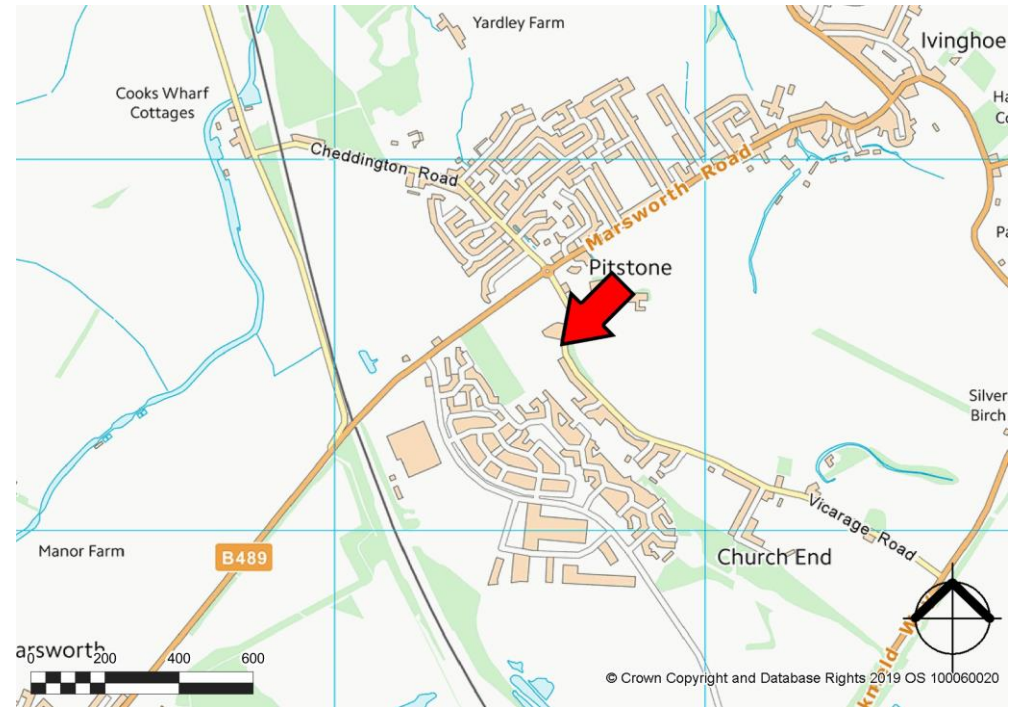
Full plans and a copy of the planning consent area available upon application or alternatively by searching at Aylesbury Vale District Council planning portal

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 Vicarage Road

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Surrounding Area



Site location map

Vicarage Road, Pitstone, Nr Tring LU7 9EY



Terms

The freehold is for sale for unconditional offers of £750,000 plus VAT

VAT

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

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