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Tring

GUIDE PRICE £680,000



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Tring

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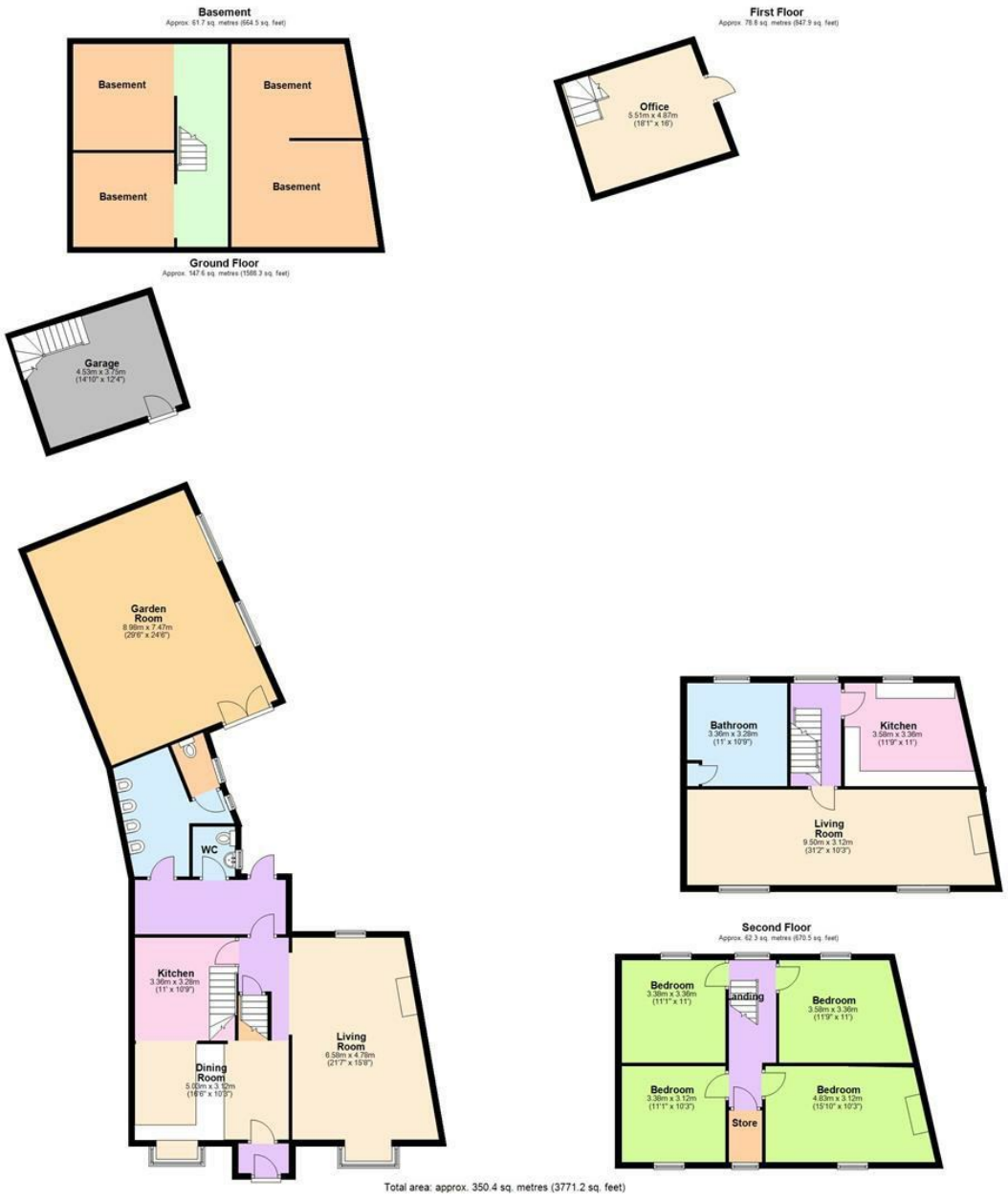
An exceptionally rare chance to purchase the freehold of a former public house on the sought after position of Park Road in Tring. The property has full consent to be converted to a residential dwelling (planning ref: 25/01412/FUL) and offers buyers an excellent chance to rejuvenate a piece of Tring history with stunning views to the front. Early enquiries highly recommended.

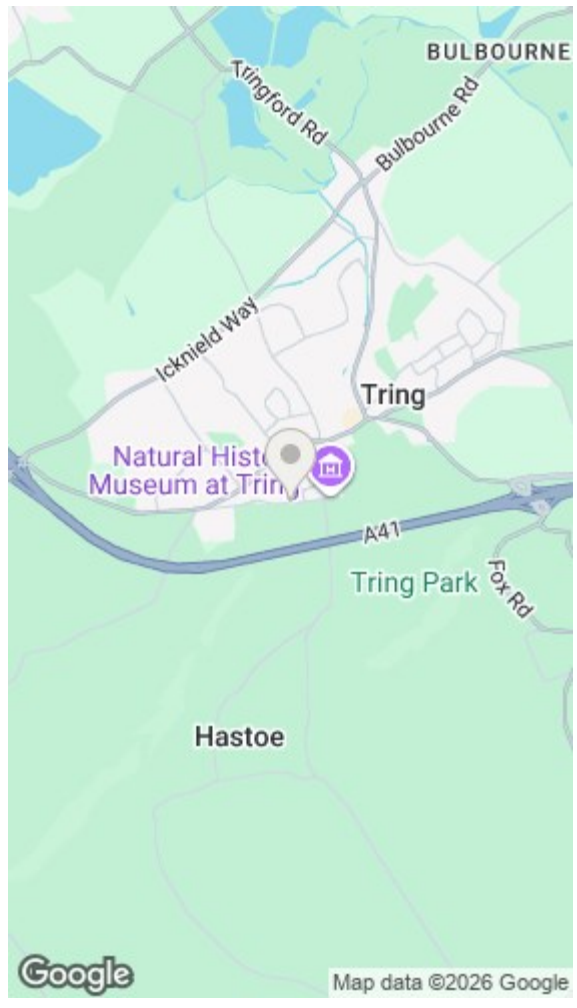


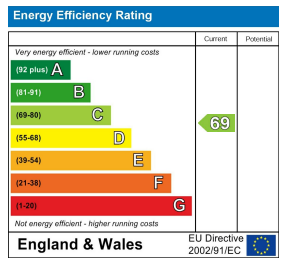


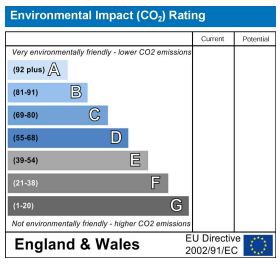


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A once in a lifetime chance to purchase this former public house with permission to convert to a residential dwelling.





The Property
This is an excellent chance for a discerning buyer to purchase a blank canvass of a property and return it to it's former glory as a residential dwelling. The property has exceptionally flexible and versatile layout and includes a large basement with full head height clearance and four useable rooms. At the ground floor level there is currently a bar, saloon area, kitchen/utility space, large rear lobby and commercial toilets. Moving to the first floor there is plumbing for a bathroom, a kitchen and a large living room of 32 ft. On the top floor there are a further four bedrooms. Externally there is an extensive garden room, a separate brick built storage unit which is double in height and has a store at ground floor level and office at first floor level. There is the possibility of increasing the size of the courtyard garden considerably by the demolition of the garden room. Equally there is ample scope to create driveway parking to the rear of the property.

The Location
The property is situated within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The Castle on Park Road is ideally placed to take advantage of all the countryside Tring has to offer.

Local Facilities
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports. Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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