



Marsworth, Buckinghamshire

Guide Price £1,500,000 Freehold

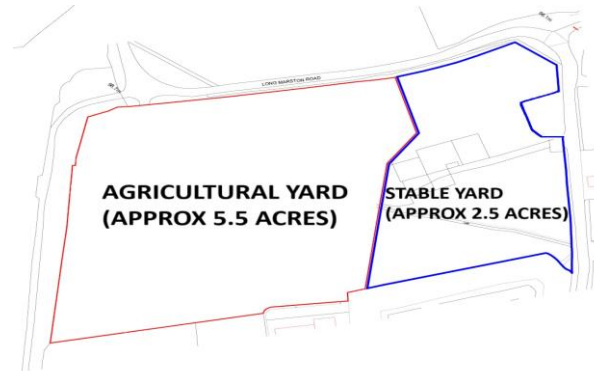
Extending to just under 5.5 acres the site is made up of a large agricultural yard (1.7 acres) which is made up of numerous substantial barns and storage areas and is accessed directly from Long Marston Road via large gates. There is a further 3.7 acres of grassland which is enclosed by fencing and hedging. The agricultural site offers potential to redevelop (subject to all usual planning permissions) but the site is not available by way of an option. For all further details please call 01442 891177 or email tring@maea.co.uk.

Agricultural Yard

Marsworth
Buckinghamshire
HP23 4NB

The village of Marsworth is a beautiful rural village boasting lovely countryside walks via the Grand Union Canal and the nearby reservoirs as well as being a short commute to the Chiltern Hills. Schooling is catered for all ages via Marsworth Primary School and being with Aylesbury School Catchment and benefiting from two local pubs and a recreational ground with shopping facilities all within a short commute. It is within a few miles of the A41 which provides access to the M25 within 20 minutes as well as a short drive to Tring train station enabling access to London Euston within 36 minutes.

- 5.5 ACRE PLOT INCLUDING 1.7 ACRE AGRICULTURAL YARD
- A RANGE OF SUBSTANTIAL BARN & OUTBUILDINGS
- POTENTIAL TO REDEVELOP (SUBJECT TO ALL USUAL PLANNING PERMISSIONS)



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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.