



## Cow Lane Farm Barns

Cow Lane, Tring, Hertfordshire HP23 5NS



## Prime development site for sale.

ON THE INSTRUCTIONS OF HERTFORDSHIRE COUNTY COUNCIL.

Situated in one of Tring's most desirable locations, this prime freehold site measure approximately 0.5 acre. Prior Approval has been given on change of use of two redundant agricultural barns into two larger dwelling houses of 110 square metres (Barn A) and 180 square metres (Barn B). The location is outstanding, with views over adjacent farmland in three directions.

Planning permission ref: 23/02407/APA, provides consent to create:

**Barn A:**

A single-storey, 3 bedroom detached residential property. GIFA: 1,190 sq ft.

**Barn B:**

A two storey, 4 bedroom detached residential property. GIFA: 1,938 sq ft.

Unconditional offers are invited for the whole freehold site.

**Guide price:** £750,000  
**Tenure:** Freehold





## Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).



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**Council Tax Band: TBC**  
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