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and let's see if we can **tempt** you!
Contact us for a **free valuation**
you to **sell** or **let** your **property**?
Is there a **price** that would **tempt**

in many forms...
temptation comes



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Pitstone

OFFERS IN EXCESS OF £200,000

Pitstone

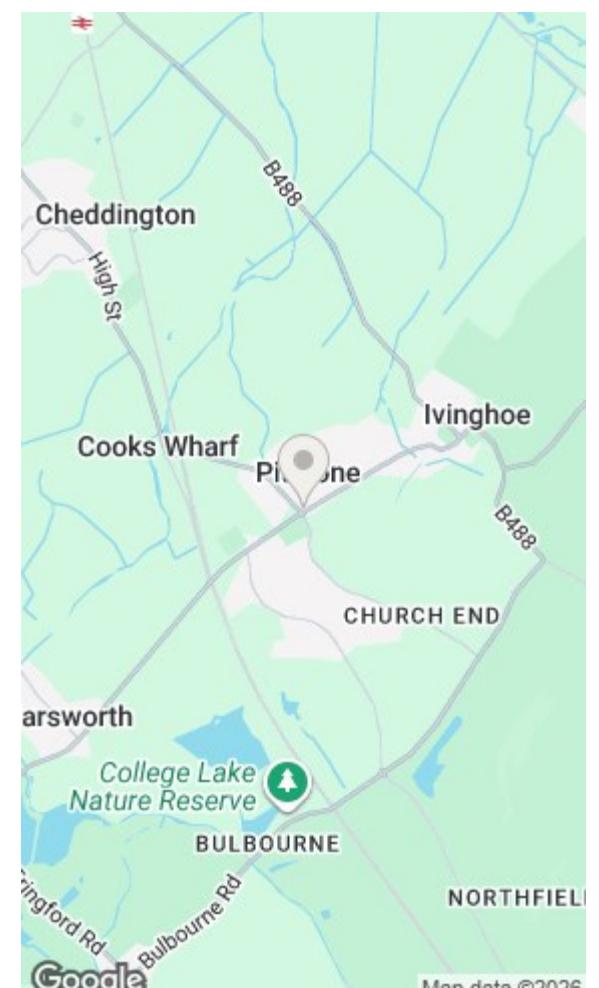
OFFERS IN EXCESS OF

£200,000

Sterling are delighted to offer for sell this superb plot of land which has potential for either a single detached dwelling or a pair of semis subject to an option agreement and planning. Our client has instructed Sterling to negotiate a 12 month exclusive option for planning and development of the site. The site measures 8 meters in width by 26 meters in depth. Sale subject to sellers agency fees and legal fees being covered and payable on exchange of contracts.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery. Pitstone is conveniently located just six miles east of Aylesbury and two miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

Transport Links

Despite its idyllic, remote location, Pitstone is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 2 miles away and will have you arriving in Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.

Education Locally

For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away from the property, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. The charge for this is £75 plus VAT per person.
4. Agreement to pay Sterling Estate Agents 2.5% plus VAT fee based on the final selling price on exchange of contracts.
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 sale by tender charge should your offer be acceptable