

**RESIDENTIAL DEVELOPMENT SITE - CONSENT FOR 7 FLATS -
AN APPLICATION FOR A FURTHER 2 FLATS HAS BEEN MADE
TAKING THE TOTAL TO 9 FLATS IF CONSENTED. **FOR SALE****



SITE OF 0.24_{acres}

232B West Wycombe Road
High Wycombe

Bucks

HP12 3AR

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Location / Description

The plot is positioned to the west of High Wycombe town centre on the West Wycombe Road (A40), which comprises a mixture of semi-detached and detached houses, flats, maisonettes and commercial units.

High Wycombe is located at J4 M40. The site is within walking distance of the town centre which benefits from a train station providing services directly into London Marylebone, bus station, multiple, national and independent retailers, restaurant and leisure facilities.

The site currently has a detached house upon it. There is approved planning for a new 7-unit scheme which consists of three one beds and four, two-bedroom flats. However, a further application has been made to increase this to a 9-unit scheme, which is waiting to be heard.

7 Flats Planning No: 19/07487/FUL

9 Flats Planning No: 22/05673/FUL – Awaiting decision

The title number for the site is: BM261889

It is understood that a CIL payment of X will be demanded on the 7-unit scheme and a S106 payment of X. For the 9-unit scheme a CIL payment of X will be demanded and a S106 payment of X.

Method of Disposal

The site will be disposed of by market treaty. Our client will consider offers as they are received. A best bid process maybe entered into if multiple offers are made.

Our clients are not obligated to accept any offer received within a best bid process.

Price

The freehold of the site is being offered for sale at £800,000.

The site is **not** elected to pay VAT.

Viewing

Viewings are strictly by appointment via sole marketing agents Kempton Carr Croft.



Viewing and further information

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