

BUILDERS MERCHANTS / TRADE COUNTER - **FOR SALE**



2,804sq.ft. approx. G.I.A. of buildings, on 0.67acre plot

64 Holmer Green Road
Hazelmere

High Wycombe

Bucks

HP15 7BW

LAPSED OUTLINE PLANNING FOR FOUR RESIDENTIAL DWELLINGS

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location & Description

The asset is located near to the centre of Hazlemere and the popular retail park of Park Parade. Hazlemere is circa 2.7 miles north-east of High Wycombe town centre and circa 4 miles from Junction 4 of the M40.

High Wycombe benefits from mainline train station to London Marylebone which is circa 2.65 miles from the asset.

The asset comprises a circa 1960's built trade counter with affiliated yard and rear workshop / storage unit. The affiliated yard to the trade counter is laid to concrete.

There was outline planning permission for 4 detached residential dwellings, reference 18/06895/OUT, which expired in 2022.

The neighbouring woodland is also being sold, which adjoins the site. Please enquire for further information if required.

Accommodation

Trade Counter ground floor	872	80.99
Trade Counter first floor	591	54.93
<i>Builders Merchants Total</i>	<i>1,463sq.ft.</i>	<i>135.92sq.m</i>
Rear Workshop / Store	1,341sq.ft	124.6sq.m
Affiliated Yard (Including Trade counter and rear unit)	0.67 acres	
Neighbouring Woodland	11.15 acres	

Approx Gross areas.

Price

Offers are sought in the region of £1,350,000.

Please contact our office for marketing details for the woodlands if required.

Business rates

The billing authority is Buckinghamshire Council.

Trade Counter rateable value: £20,250

We suggest the rateable value and rates payable are verified by contacting the ratings officer directly.

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is not believed to be elected to pay VAT.

Energy Performance Rating

F-139



Viewing and further information



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