

132–134 New Road, High Wycombe, Buckinghamshire HP12 4LA

**GUIDE PRICE £750,000\***

**FREEHOLD DEVELOPMENT SITE WITH PLANNING GRANTED FOR A DEVELOPMENT OF NINE SPACIOUS FLATS**



This cleared freehold development site that is predominantly rectangular in shape occupies an area of approximately 1811sq m (0.44 acres). The site is situated within two miles of the A40 that connects to central London, the Midlands and the M25 London orbital motorway. The centre of High Wycombe with its shopping facilities and mainline station is within two miles and further rail services are available within four miles at Saunderton and Marlow stations. The area is well served by bus routes, retail parks and recreational facilities. The site has been granted permission under reference 17/08045/FUL for Demolition of existing dwellings & erection of one block of 6 x 2-bed & 3 x 1-bed self-contained flats, closure of two existing accesses and widening of third existing access, associated bin & cycle stores, car parking & landscaping. Details of the planning are available within the legal pack. We understand that this planning has been implemented. The site is sold with vacant possession and will be of interest to developers.



**ACCOMMODATION**

Site area approximately 1811sq m (0.44 acres)

Schedule of Accommodation for New Builds

- Two Bedroom Flat 786sq ft
- Two bedroom Flat 710sq ft
- Two Bedroom Flat 786sq ft
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- Two Bedroom Flat 710sq ft
- Two Bedroom Flat 786sq ft
- One Bedroom Flat 624sq ft
- One Bedroom Flat 576sq ft
- One Bedroom Flat 624sq ft

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Buckinghamshire Council

The Council Tax Bands have been deleted for the two dwellings that were originally on the site.

**VIEWING TIMES**

Open site for inspection at any time. Please be courteous to neighbours.



**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN