

# Lot 9

152-160 Kingsmead Road, Loudwater, High Wycombe, Bucks HP11 1JB

**GUIDE PRICE: £2,200,000\***



## FREEHOLD SITE OF EXISTING DWELLINGS WITH PLANNING PERMISSION GRANTED

This freehold site currently consists of 5 dwellings that are all let on an Assured Shorthold Tenancies producing a combined overall income of £4675pcm (£56100pa). The front part of the site measures approximately 3258 sq m (0.805 acres) overall and has been granted planning permission at present for 14 dwellings on this section. The rear part of the site that is included within the sale measures approximately an additional 1188 sq m (0.293 acres). This area would no doubt benefit from planning permission for further dwellings although any intending purchaser should make their own enquiries in this regard. The existing planning has been granted under Reference numbers 08/06012/FUL and 10/06124/FUL. This site is sold with the benefit of the investment income along with the planning permissions that are in place. Kingsmead Road is situated within close proximity of Junction 3 of the

M40 and close to Loudwater and Wooburn Green village centres. The main town of High Wycombe is also within easy reach.

### PLANNING

08/06012/FUL Planning has been granted for the demolition of Nos 158 and 160 and the erection of 2 pairs of three bedroom semi-detached dwellings fronting Kingsmead Road and 2 x 2 bedroom semi-detached dwellings to the rear with one triple open garage, landscaping and creation of new access.

10/06124/FUL Planning has been granted for the demolition of the numbers 152, 154 and 156 Kingsmead Road and the erection of a terrace of 3 x 3 bedroom dwellings with one attached double garage, a pair of four bedroom including study semi-detached dwellings and a terrace of 3 x 4 bedroom houses including study with associated new access road, landscaping and parking.

### TENANCY DETAILS

- No.152 – Detached dwelling with tenant currently holding over on an AST at £1000pcm (£12000pa)
- No.154 – Semi Detached dwelling with tenant currently holding over on an AST at £900pcm (£10800pa)
- No.156 – Semi Detached dwelling with tenant currently holding over on an AST at £900pcm (£10800pa)
- No.158 – Detached dwelling with tenant currently holding over on an AST at £1000pcm (£12000pa)
- No.160 – Detached dwelling with tenant currently holding over on an AST at £875pcm (£10500pa)

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

- Wycombe District Council 01494 461000
- Nos. 152, 158 & 160 – Council Tax Band E
- Nos. 154 & 156 – Council Tax Band D

### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

NOTES

SOLD    UNSOLD    SOLD PRIOR    WITHDRAWN

FINAL BID

\*see Notice to Prospective Buyers for information about Guide Prices