

FOR SALE

SITE WITH PLANNING PERMISSION

32 NEW POND ROAD, HOLMER GREEN, BUCKINGHAMSHIRE, HP15 6SU



EXECUTIVE SUMMARY

- Planning permission granted for three dwellings
- No CIL contributions
- Located on a cul-de-sac
- Picturesque village in Buckinghamshire

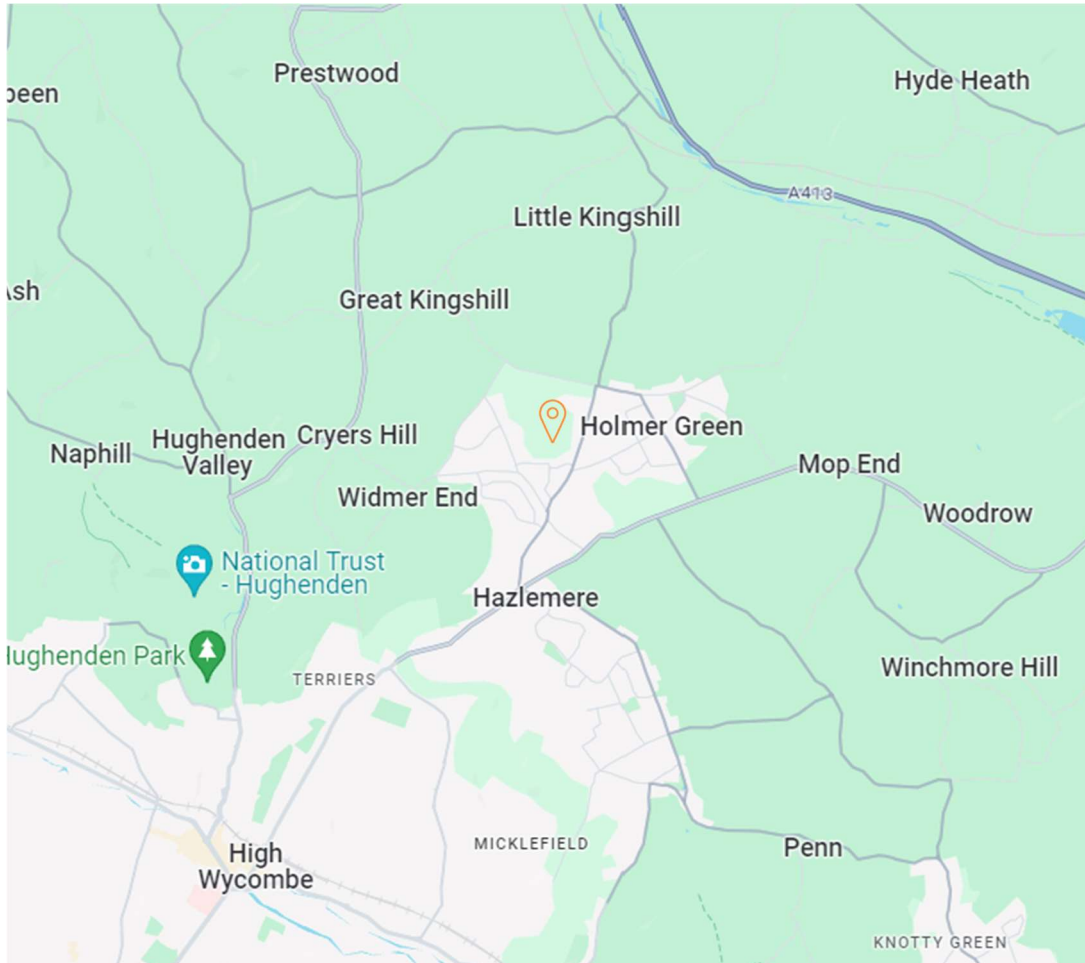


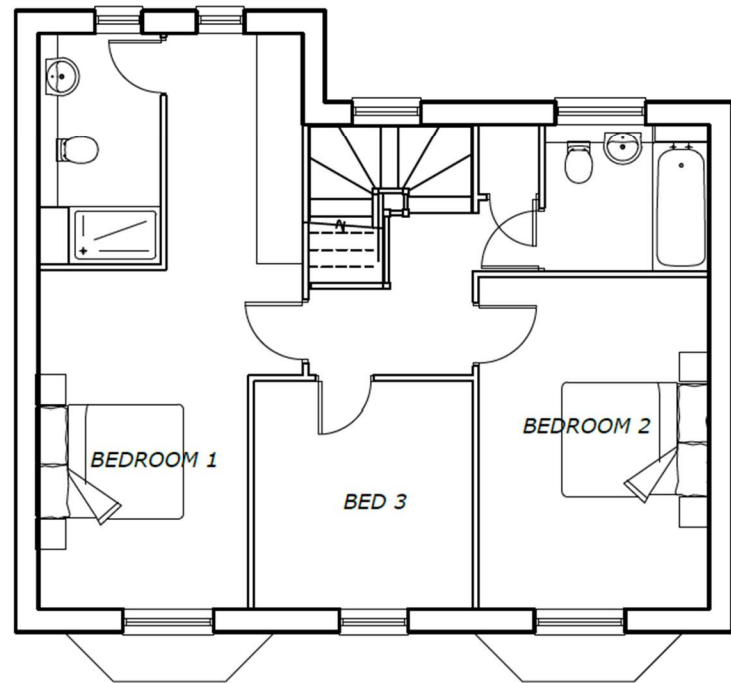
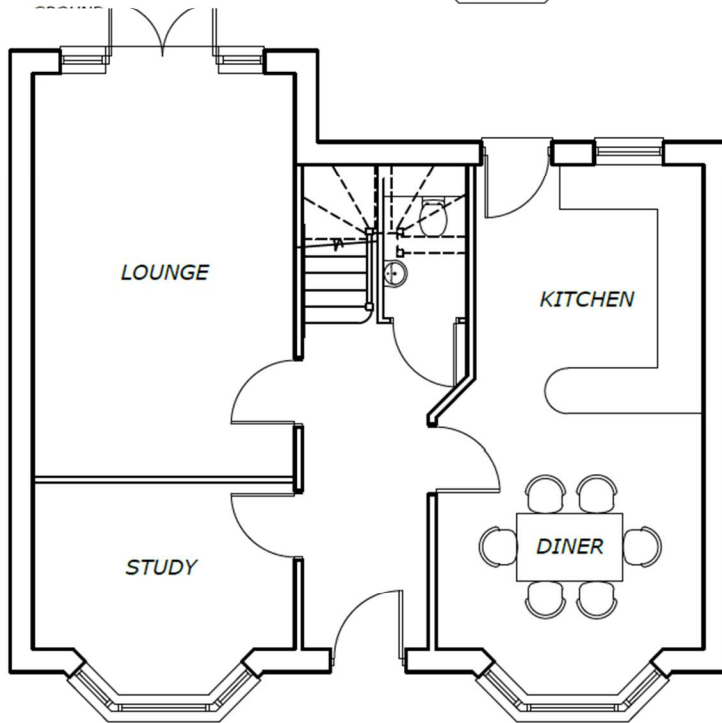
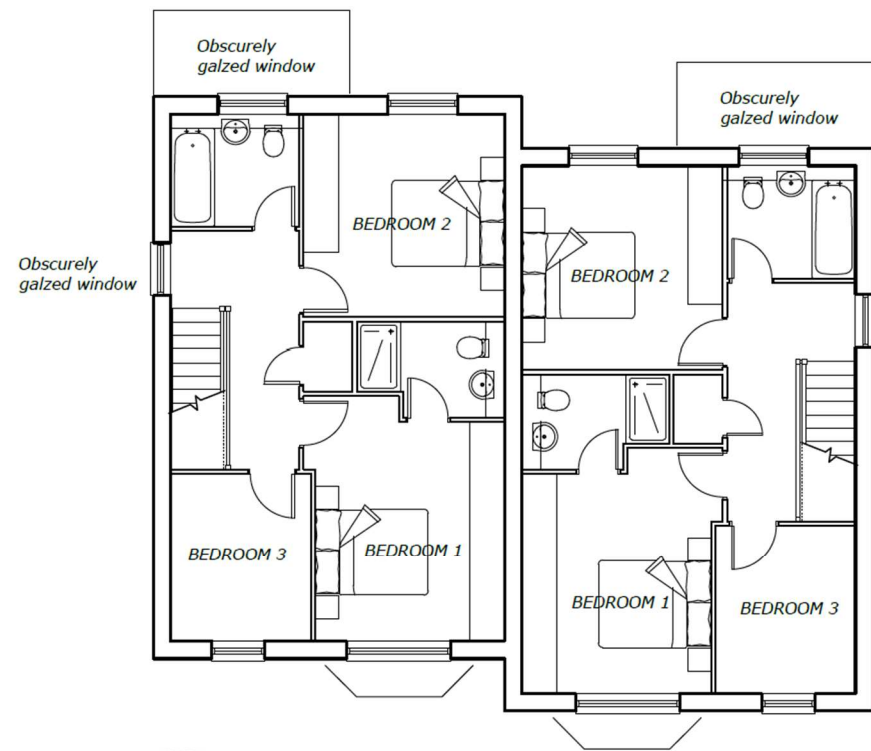
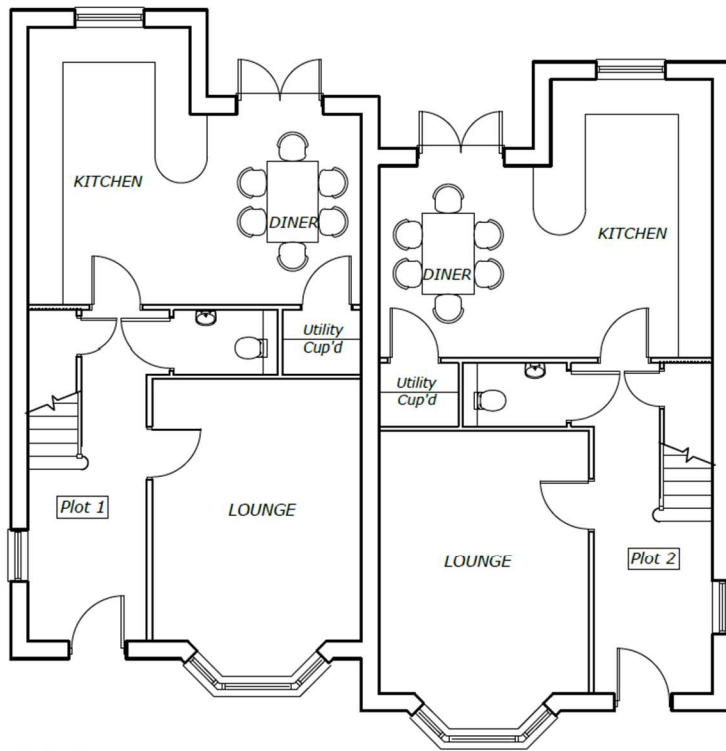
LOCATION

Holmer Green is a village located in Buckinghamshire, England. It lies within the Chiltern Hills Area of Outstanding Natural Beauty, so it's surrounded by picturesque countryside. This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses all within level walking distance of the property. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London. There are a good range of local amenities within walking distance including a pharmacy and convenience store. Amersham is located 5.1 miles from the site and High Wycombe is 3.7 miles.

THE SITE

The site comprises of a large industrial/workshop unit, circa 4,500sqft which has been vacant for a number of years and was last used for fabrication and mobility equipment. The site is of triangular shape and offers access and parking to the front and side. The site is accessed via a turning off New Pond Road which is a cul-de-sac of currently 4 dwellings.





GROUND

FIRST

METHOD OF SALE

The property is for sale by way of private treaty.

PRICE

The asking price is £795,000 for the Freehold interest

VAT

We understand that VAT is not currently payable on the price.

ADDITIONAL INFORMATION

Upon request further plans are available.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PLANNING CONSENT

In August 2022, planning permission was granted by Buckinghamshire Council for the demolition of existing buildings and construction of 3 dwellings, improvements to access, car parking, landscaping, gardens and bins stores. Two of the dwellings proposed are semi-detached offering three bedrooms and approximately 1,190sqft in size. The third dwelling is a detached three bedroom home and is approximately 1,320sqft in size. As part of the planning permission there are 12 conditions which will need to be discharged. To our knowledge there are no s106 contributions and it has been confirmed no CIL payment. Upon request we do have a pricing schedule which has been compiled by Kingshills Estate Agents.

The Misrepresentation Act 1967.

Perry Holt & Co Ltd for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. September 2022

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