



**£400,000**      *Freehold*

\*\*\*\*\*LAND WITH PLANNING PERMISSION\*\*\*\*\*

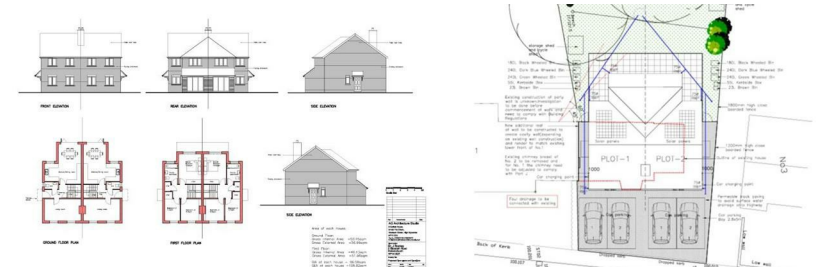
A plot of land that has permission to build two, three bedroom semi-detached houses with GIA 96.58sqm/1040sqft, see link below.

Presently, the site has a dilapidated, timber frame semi-detached house that will need to be removed, and the party wall made good as part of the construction process.

The confirmed CIL liability is £43,946.

Development potential still exists, as the planning application was merely about getting approval. There's clear scope to enhance the scheme, particularly through permitted development (up to 25 sq m) to create a 4th bedroom in the loft.

- **PLANNING PERMISSION GRANTED**
- **2 X 3 BED SEMI DETACHED HOUSES**
- **QUIET VILLAGE LOCATION**
- **LEVEL BUILDING PLOT**





**2 Elizabeth Road, Stokenchurch, Bucks, HP14 3QT**

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| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |