



£375,000 *Freehold*

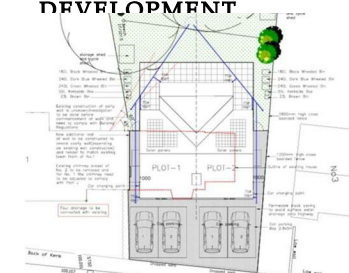
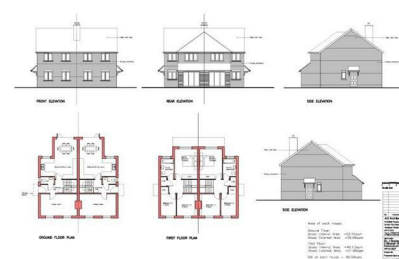
*****LAND WITH PLANNING PERMISSION*****

Hurst are pleased to offer to market this exciting opportunity to purchase this plot of land that has permission to build two, three bedroom semi-detached houses with GIA 96.58sqm/1040sqft, see link attached. The 2x semi-detached properties we'd expect to have a GDV in excess of £1,000,000.

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 location is perfect as it lends itself to those that are coming out of London and looking for a rural location whilst still having the ability to commute with Junction 5 of the M40 in very close proximity, making the resales extremely saleable.



- **PLANNING PERMISSION GRANTED**
- **QUIET VILLAGE LOCATION**
- **RESALE VALUE IN EXCESS OF 1M GDV**
- **GREAT LITTLE SITE FOR QUICK TURN AROUND**
- **2 X 3 BED SEMI DETACHED HOUSES**
- **LEVEL BUILDING PLOT**
- **GOOD ACCESS TO JUNCTION 5 OF THE M40**
- **POTENTIAL FOR PERMITTED DEVELOPMENT**



2 Elizabeth Road, Stokenchurch, Bucks, HP14 3QT

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors



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

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