

Lot 45



Land off Witheridge Lane, Penn, Beaconsfield,
Buckinghamshire, HP10 8PQ.



All enquiries Ref: Kristian Georgiou

- **Freehold Parcel of Land**
- **Site Area 1.9 Acres**
- **Full Vacant Possession**

Location:

Penn lies on the B474 some 2.7 miles to the north of Beaconsfield and just under 5 miles east of High Wycombe. These are popular commuter locations not only with good public transport links but also readily accessible to the M40 motorway which lies to the south.

Description:

The land provides a good sized plot which is scrub/ tree covered with some more open areas. The land is sold as is on an unconditional basis save for a planning overage, full details of this are available in the legal pack. Buyers are deemed to rely solely on their own enquiries as to any permissions that may be required for intended use and/ or future development potential but should note the auctioneers have received representation from Penn Parish Council that the land is both AONB (now known as National Landscape) and Green Belt, it is also registered as Scheduled Ancient Woodland. In 2023, an applicant sought planning permission to put a driveway through the wood which was rejected (PL/23/0801/FA)

Total Site Area

1.9 Acres



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To View:

This is an open parcel of land. Prospective buyers are invited to view at their leisure with no prior appointment required.