



Garage Site | High Wycombe | HP13 7XP

- Building Plot
- Pair of Semis
- Outline Planning
- Application Number: 24/06328/OUT
- Quiet Location
- GDV circa £850,000

Outline planning approval for a pair of semi detached houses at the end of a no through road. The proposed design incorporates parking to front, steps up to the front door. The ground floor accommodation provides a well proportioned kitchen, guest cloakroom and living room to rear. To the first floor are three bedrooms and bathroom. Please note, as the site is not on level ground, there are tiered sections to ground and first floors. In addition, the Council has confirmed that the Community Infrastructure Levy (CIL) fees cannot be calculated until full planning approval has been granted; please take this into consideration with your offer. Please also go online to Wycombe Building Control and search for the outline planning application number: 24/06328/OUT. We conservatively estimate the GDV to be circa £850,000

The site is located in a popular residential road to the east of High Wycombe, within walking distance of local shops, schools and amenities. High Wycombe is a thriving market town renowned for excellent schooling and has benefited from substantial investment from both the public and private sectors in recent years. Within the town the Eden Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and new interest to the area. High Wycombe is a major commuter town whereby residents can be in London Marylebone in under half an hour via Chiltern Railways and the town is also excellent for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25 and Heathrow Airport.



Ground Floor

First Floor

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS