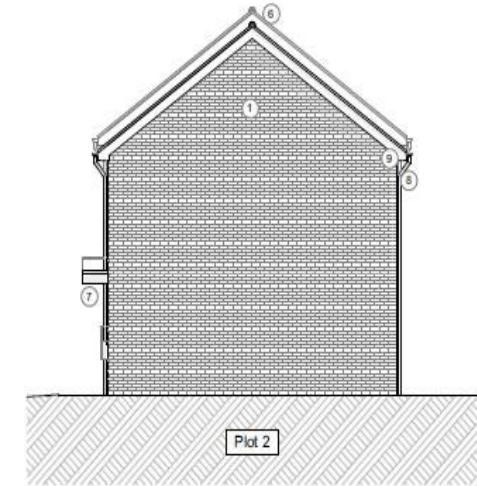




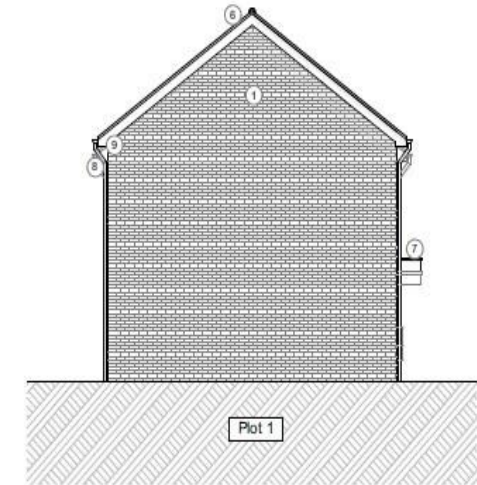
Front Elevation



Side (Right) Elevation



Rear Elevation



Side (Left) Elevation

Garage Site, Melbourne Road | High Wycombe | HP13 7HE

- OFFERS close 12 noon 18th December 2025
- Outline Planning Approved
- Pair of Semi-Detached Houses
- Application Number: 25/06489/OUT
- Gross Floor Area Circa 96.6 sqm
- GDV circa £1,000,000

Outline planning approval for a pair of semi detached houses located to the rear of Melbourne Road, which is a popular residential street to the east of High Wycombe. The proposed design incorporates parking to front, with accommodation comprising of a well proportioned kitchen, guest cloakroom to the front, with the living room to the rear. To the first floor there are three bedrooms and bathroom, with an airing cupboard on the landing. The proposed gross floor area is in the region of 96.6 sqm.

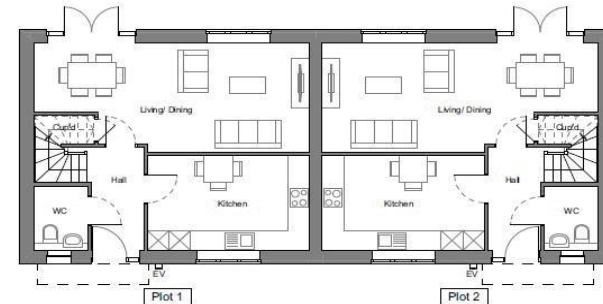
Buckinghamshire Council has confirmed that the Community Infrastructure Levy (CIL) fees cannot be calculated until full planning approval has been granted which will need to be paid by the new owner; please take this into consideration with your offer.

Please also go online to Wycombe Building Control and search for the outline planning application number: 25/06489/OUT. We conservatively estimate the gross development value (GDV) to be circa £1,000,000. Offers to be received by 12 noon 18th December 2025.

The site is located in a well regarded residential street to the east of High Wycombe, that is 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.



First Floor



Ground Floor

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