



Development Opportunity

255 West Wycombe Road, High Wycombe, HP12 3AS



The Opportunity

Location

West Wycombe Road is superbly positioned on the western side of High Wycombe, offering excellent accessibility for both occupiers and investors. The site benefits from close proximity to High Wycombe train station and Buckinghamshire New University, alongside strong commuter connections via the M40, making it an attractive location for rental demand and resale.

The Site

The site currently benefits from planning consent for six well-proportioned two-bedroom apartments, each arranged with two bathrooms and private outdoor space. While this scheme is well suited to the current market, we consider that a revised layout, with slightly smaller unit sizes, will enhance overall salability and improve development viability.

The proposed alternative scheme provides consent for eight units, comprising six two-bedroom apartments (all with en-suite bathrooms) and two one-bedroom apartment. Each of the eight apartments enjoys its own private outdoor space, creating a strong lifestyle offer for end users and tenants alike.

Both schemes also include allocated parking, further strengthening the appeal to owner-occupiers and the rental market.



Stephen Grace
Owner Director

For Gross Development Value (GDV),
please call Stephen:

T: 014949 39868

M: 07801518130

Plans Passed

Area	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10
Roof	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Ground Floor	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
First Floor	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Second Floor	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0

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PLANNING DRAWING

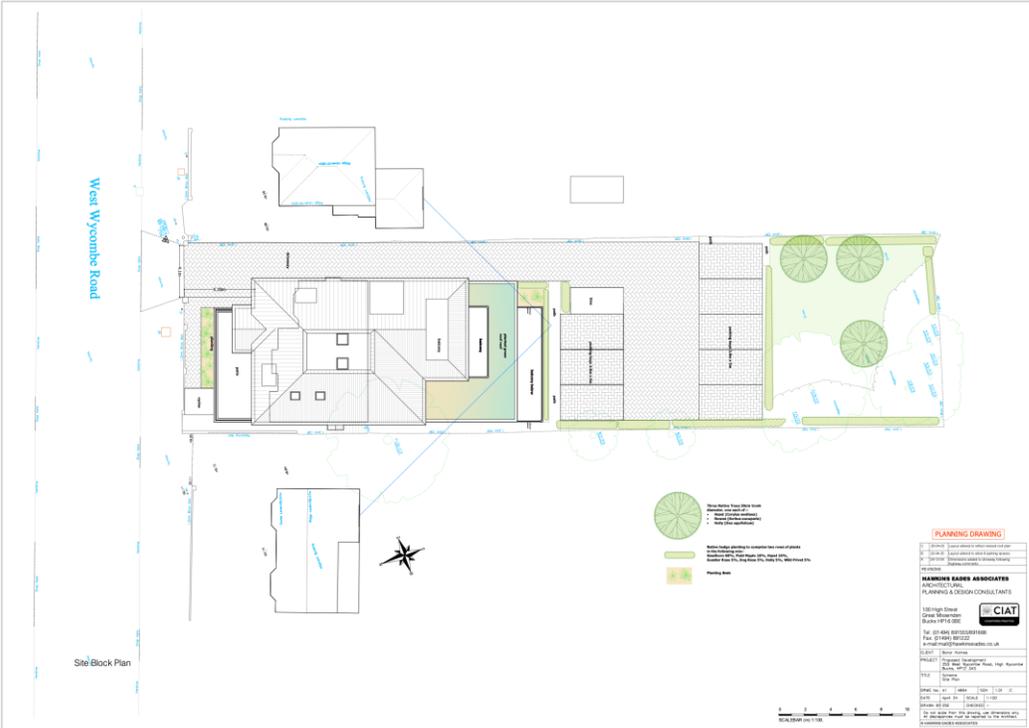
HARRISON EDWARDS ASSOCIATES
 ARCHITECTS &
 PLANNING & DESIGN CONSULTANTS

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Plans Passed



Plans Under Review



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