

The Courtyard and Orchard House

Cressex Link, High Wycombe, Buckinghamshire, HP12 4BF

An exceptional development opportunity for a residential led development in High Wycombe.

The opportunity.

An excellently located residential development opportunity to deliver much needed affordable homes in High Wycombe.

- Two brownfield sites, The Courtyard and Orchard House, totalling 2.18 acres located on the periphery of High Wycombe
- The sites are to be sold together, seeking offers on a policy compliant basis or 100% affordable
- Offers are sought from both private developers and affordable providers
- Appealing location with excellent access to the surrounding countryside as well as the significant amenity offerings of High Wycombe
- Strategic proximity to the Handy Cross Roundabout for swift vehicular access via the M40
- High Wycombe train station is located just 2 miles northwest of the sites for regular direct services to London Marylebone, Oxford, and Birmingham
- Freehold being sold



ORCHARD HOUSE

THE COURTYARD

Red line for indicative purpose only

Location

Both sites, The Courtyard and Orchard House, are currently vacant brownfield sites, on the south-western outskirts of High Wycombe. The sites are intersected by Cressex Link, which gives access to both sites. The majority of both sites are bounded by shrubbery and trees creating a pleasant natural buffer to the surrounding areas. To the north and northeast of the sites are semi-detached residential properties positioned with gardens closest to the sites. Chepping View Teacher Training Institution forms the eastern periphery of the site east of Cressex Link, whilst Woodlands the Primary Academy School and SCITT occupies the land south of the shared access road.

The sites are located to the southern edge of High Wycombe, a large market town in Buckinghamshire, southeast England. High Wycombe is located 14 miles south of the county town of Aylesbury, 16 miles north-east of Reading, 24 miles south-east of Oxford and 29 miles north-west of London. For regional connectivity, the highly popular local towns of Beaconsfield, Amersham and Marlow are easily reached. Other more extensive regional employment hubs in close proximity to the sites include Slough, Reading, London and Oxford.

High Wycombe is served by an extensive bus network operated by Arriva and Carousel. The closest bus stop to the sites is located just 190ft to the east on Cressex Road, offering services to Stokenchurch and High Wycombe town centre. From central High Wycombe bus services run to a multitude of locations including Slough, Watford and Aylesbury. By rail, Central London is easily accessible in approximately 27 minutes via Chiltern Railways. Oxford Parkway can be reached in 40 minutes with Birmingham Snow Hill just 90 minutes from High Wycombe station. For international travel, London Heathrow is reached in just over 20 minutes by car.

The sites are equally well located for schooling with numerous primary and secondary options within one mile of the sites. Schools including Cressex Community School, Booker Hill School, Wycombe High School, Chepping View Primary Academy as well as local grammar schools are all found within walking distance.



Travel

ROAD – The sites are located immediately to the east of Cressex Link, close to the junction with Cressex Road which provides onward links to the town’s main through road, the A4010. The A4010 northbound provides routes out of the town towards Princes Risborough and other nearby destinations. The A4010 southbound provides direct links to the M40, for the Midlands and London, as well as the A404 for Maidenhead and Wycombe town centre.

TRAIN – High Wycombe train station is located approximately 2 miles north-east of the sites and provides regular trains towards Oxford, London Marylebone, and Birmingham Snow Hill.

AIR – London Heathrow Airport lies approximately 17 miles to the south-east and can be reached in just over 20 minutes by car via the M40 and M25. The sites are approximately 55 miles from London Gatwick Airport, and 46 miles from Luton, both providing a further selection of short-haul flights.

Drive times:



Marlow
7 mins

London Zones (within M25)
13 mins

Reading
30 mins

Beaconsfield
10 mins

Princes Risborough
17 mins

Train times (High Wycombe):



Beaconsfield
6 mins

Banbury
34 mins

Birmingham Snow Hill
90 mins

London Marylebone
27 mins

Oxford
36 mins

Air:



Heathrow
22 mins

Luton
45 mins

Gatwick
55 mins

Description

The development comprises two adjacent brownfield sites, The Courtyard and Orchard House, positioned on either side of Cressex Link, on the south-western edge of High Wycombe.

Orchard House (west of Cressex Link)

This site is broadly rectangular in shape and extends to approximately 1.4 acres (0.56 ha). It fronts directly onto Cressex Link, presenting a highly visible roadside frontage onto this local distributor road.

The Courtyard (east of Cressex Link)

The Courtyard site is irregular in shape and measures approximately 0.78 acres (0.31 ha). While set slightly back from the main road, it benefits from frontage and visual presence along the shared access corridor connecting to Cressex Link.

Both sites are largely bounded by mature shrubbery and trees, which soften the frontage and provide a degree of visual screening from surrounding residential properties and neighbouring community uses.

Primary vehicular access to both sites is taken from Cressex Link, which runs between the two plots. The shared access arrangement provides a clear and established point of entry serving both parcels of land. Cressex Link connects directly with Cressex Road, which in turn links to the A4010, providing:

- Southbound access to the M40 (for London and the Midlands).
- Connections to the A404 and High Wycombe town centre.

Pedestrian access is available from the surrounding residential streets, and a bus stop is located approximately 190 ft east of the site on Cressex Road, offering sustainable transport options.

The proximity to good strategic road connections makes the site accessible while remaining within a residential suburban context.

Both sites are previously developed and currently disused. Former buildings have been demolished, with some foundation slabs remaining, which may impact demolition, remediation or foundation design.

Residential properties lie to the north and north-east, with gardens backing onto or facing the sites. Chepping View Teacher Training Institution lies to the east. Woodlands Primary Pupil Referral Unit is located to the south of the shared access road. These relationships will require careful consideration of layout, massing, overlooking, noise and safeguarding.

The sites sit on the edge of urban High Wycombe, with mature boundary vegetation providing natural buffers. The Chiltern Hills Area of Outstanding Natural Beauty (AONB) lies approximately 0.5 miles to the south and west. While the sites are outside the AONB boundary, development will need to demonstrate sensitivity to landscape setting and visual impact.





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Tenure

The properties will be sold on a freehold basis.

Method of Disposal

The properties are for sale by informal tender on an unconditional basis or subject to planning.

Bid Date

Potential purchasers will be notified of the closing date for offers via the dedicated information sites.

Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. Please contact Isabel Wright (Isabel.Wright@knightfrank.com) to arrange a viewing. The dates of these will be communicated to potential purchasers on request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

Please note the sites is elected for VAT which will be payable.

Dataroom

Please contact either Tim Traynor (tim.traynor@knightfrank.com) or Isabel Wright (isabel.wright@knightfrank.com) for access to the dataroom.

Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

Contact: Lisa Attenborough – Lisa.Attenborough@knightfrank.com

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Contact us.

Tim Traynor

Partner, Development Land

+44 7970 829 819

tim.traynor@knightfrank.com

Isabel Wright

Surveyor, Development Land

+44 7976 668 493

isabel.wright@knightfrank.com