

Fords.

SALES | LETTINGS | NEW HOMES



Plot @ Lucas Road, High Wycombe, Buckinghamshire, HP13 6QG

A potential development site (STPP) situated on one of High Wycombe's most desirable locations in Lucas Road. The site measures approximately 100 feet of frontage with a total 0.4 acres.

- **Highly Desirable Location - Must be Viewed!**
- **Existing Detached House with Two Separate Annexes**
- **100 feet of Frontage**
- **Approx 0.4 Acre Plot**
- **South-Facing Garden**
- **No Onward Chain**
- **Close to Mainline Train Station**
- **Close to Town Centre**

£1,199,999

Rectory House

Approximate Gross Internal Area = 4438 sq ft / 412.29 sq m
(Including Restricted Height Area & Outbuilding)



Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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