

# HISTORIC TRADE COUNTER, YARD, & WOODLAND - **FOR SALE**



From **0.67** acres – **11.82** acres

64 Holmer Green Road & Woodlands  
Hazelmere

**High Wycombe**

**Bucks**

HP15 7BW

**LAPSED OUTLINE PLANNING FOR FOUR RESIDENTIAL DWELLINGS**

**POSSIBLE TO SPLIT THE WOODLANDS FROM THE COMMERCIAL**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location & Description

The asset is located near to the centre of Hazlemere and the popular retail park of Park Parade. Hazlemere is circa 2.7 miles north-east of High Wycombe town centre and circa 4 miles from Junction 4 of the M40.

High Wycombe benefits from mainline train station to London Marylebone which is circa 2.65 miles from the asset.

The asset comprises a circa 1960's built trade counter with affiliated yard and rear workshop / storage unit. The affiliated yard to the trade counter is laid to concrete. The woodlands adjoin the builders yard and currently have the benefit of access via Amersham Road, but also by foot from Holmer Green Road.

It might be possible to create an access directly between the trade counter and woodlands, if so desired, subject to the appropriate planning permission etc having been obtained.

There was outline planning permission for 4 detached residential dwellings, reference 18/06895/OUT, which expired in 2022.

## Accommodation

Trade Counter ground floor	872	80.99
Trade Counter first floor	591	54.93
<i>Builders Merchants Total</i>	<i>1,463sq.ft.</i>	<i>135.92sq.m</i>
Rear Workshop / Store	1,341sq.ft	124.6sq.m
Affiliated Yard (Including Trade counter and rear unit)	0.67 acres	
Woodland	11.15 acres	

*Approx Gross areas.*

## Price

Offers are sought for both trade counter and woodlands in the region of £1,550,000.

Alternatively, the clients will separate the asset to sell the trade counter and woodland individually. Please contact our office for individual marketing details for the builders merchant or woodlands.

## Business rates

The billing authority is Buckinghamshire Council.

Trade Counter rateable value: £20,250

Woodland: not assessed

We suggest the rateable value and rates payable are verified by contacting the ratings officer directly.

## Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is not believed to be elected to pay VAT.

## Energy Performance Rating

F-139



## Viewing and further information



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