

FOR SALE

**Excellent Development Site Approx 0.3
Acres with planning for 13 flats**



Edmonds Road, Lane End, Bucks, HP14 3JS

Excellent Freehold Development Site Approx 0.3 Acres with
planning permission for 13 flats

www.deriazcampsie.com

T: 01628 495 500

Property **Land Edmonds Road Lane End Bucks HP14 3JS**

- **Location** The property is situated off Edmonds Road, on the Lane End Industrial Park. Good communication links are nearby including links to the M40, A4010 and A404, Wycombe Air Park with rail links at High Wycombe and Marlow.
- **Description** Comprising a cleared site with full vacant permission being roughly rectangular in shape with frontage on to Edmonds Road with an approximate area of 0.3 acres
- **Planning** Planning permission has been granted by Wycombe District Council (ref 21/06092/Ful) for the erection of a three storey building comprising:
 - 10 no x 1-bedroom flats
 - 3 no x 2 bedroom flats

<u>Unit No</u>	<u>No Bedrooms</u>
Unit 1	1
Unit 2	1
Unit 3	2
Unit 4	1 (bed suitable for disabled access).
Unit 5	2
Unit 6	1
Unit 7	1
Unit 8	1
Unit 9	1
Unit 10	2
Unit 11	1
Unit 12	1
Unit 13	1 (suitable for disabled access).

T: 01628 495 500

Property Land Edmonds Road Lane End Bucks HP14 3JS

Provision is provided for, access, parking, public footpath, landscaping and integrated bin stores.

The S106 requires an approved affordable housing scheme which shall comprise (a) no fewer than four units of affordable rented housing and /or social rented housing and (b) the balance (up to one unit) as shared ownership housing.

Approved rented Units -numbers 3,6,7 & 8

Shared Units -Number 11

Consented plans are available upon request.

- **Terms**

Guide price £800,000.00. VAT is chargeable on the sale price..

- **Legal Costs**

The purchaser is to pay the Vendors Solicitors fees amounting £2,950 plus vat. An additional sum of £525.84 will be paid by the purchaser for the cost of local searches.

- **Viewing**

Strictly by prior appointment via the sole Agents Deriaz Campsie Mark Potter T: 01628 495510 E:mark.potter@deriazcampsie.com

Computer Generated Images

T: 01628 495 500

Property Land Edmonds Road Lane End Bucks HP14 3JS



T: 01628 495 500

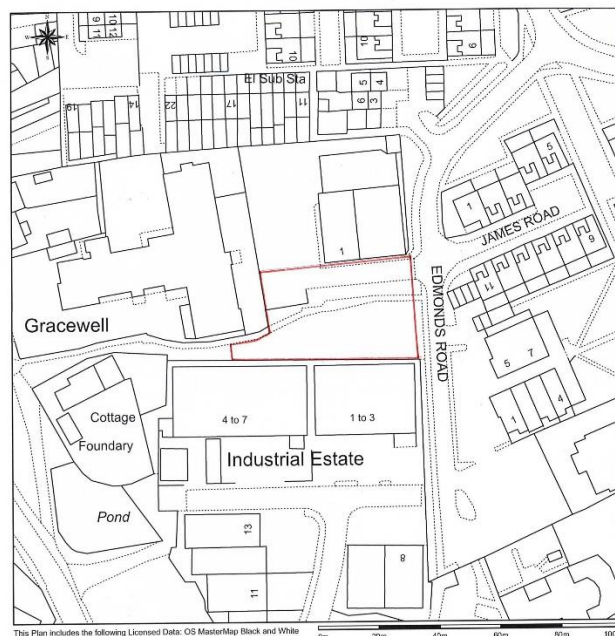
Property Land Edmonds Road Lane End Bucks HP14 3JS



T: 01628 495 500

Property Land Edmonds Road Lane End Bucks HP14 3JS

Land at Edmonds Road



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673

Scale: 1:1250, paper size: A4

Land at Edmonds Road



emapsite™
plans

Prepared by: Matthew Edmunds, 24-03-2020

T: 01628 495 500

Property Land Edmonds Road Lane End Bucks HP14 3JS



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

Disclaimer

MGMT Holdings Ltd for themselves and for the Vendors or Lessors of the property whose Agent they are give notice that: I) these particulars are given without responsibility of **MGMT Holdings Ltd** or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) **MGMT Holdings Ltd** cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of **MGMT Holdings Ltd** has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) **MGMT Holdings Ltd** will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

T: 01628 495 500