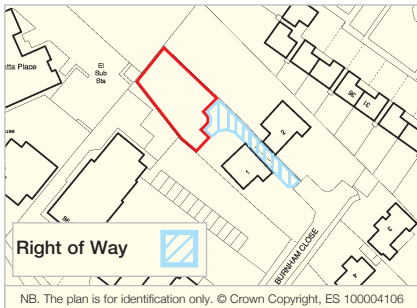


## Bourne End 1A Burnham Close, Buckinghamshire SL8 5ST

- A Freehold Site extending to Approximately 0.041 Hectares (0.100 Acres)
- Planning Permission for Construction of 2 x Two Bedroom Bungalows

### Vacant Possession

**SIX WEEK COMPLETION  
AVAILABLE**



#### To View

Please Call: Joint Auctioneer.

#### Joint Auctioneer

Messrs Hunt & Nash (Ref: J Sanders).  
Tel: 01628 522568.  
Email: bourneend@huntandnash.co.uk

#### Seller's Solicitor

Lennon's Solicitors (Ref: Hannah Birtles).  
Tel: 01494 773377.  
Email: hannah.birtles@lennonsltd.co.uk

#### VACANT – Freehold Site



#### Tenure

Freehold.

#### Location

The property is located at the end of a small cul-de-sac, directly off The Parade in the centre of Bourne End. A good selection of shops, cafés and restaurants is readily available within Bourne End. The local transport infrastructure is fully comprehensive, with Rail services running from Bourne End Station. The nearby M40 Motorway provides direct access to London and the M25 Motorway. The open spaces of Wooburn Park are close by.

#### Description

The property comprises a site which extends to approximately 0.041 hectares (0.100 acres). The site is generally level and mainly covered by grass. The site is offered with the benefit of planning permission for the erection of two linked detached chalet bungalows. Access to the site is via a road leading up the side of 1 Burnham Close.

#### Accommodation

Site Area Approximately 0.041 Hectares (0.100 Acres)

#### Planning

Local Planning Authority: Wycombe District Council.  
Tel: 01494 461000.

Planning permission (Ref: 17/06679/FUL) was granted on 29th August 2017 for: 'Demolition of existing garage and erection of 2 x two bedroom linked chalet bungalows with new access drive and parking'. Copy plans and planning permission are available from the auctioneers upon request. Please email will.taylor@allsop.co.uk (Ref: WT).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

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**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

**Lot 111 - WITHDRAWN**