

High Wycombe Kitchener Works, Kitchener Road, Buckinghamshire HP11 2SJ

- **A Freehold Cleared Site extending to Approximately 0.194 Hectares (0.479 Acres)**
- Planning Permission for the Erection of Two Identical Blocks containing a Total of Fourteen Self-Contained Flats with Associated Parking and Landscaping
- When implemented, the Scheme will provide 14 x Two Bedroom Flats (including 2 x Penthouse Flats)
- All Apartments are for Private Sale and there is No Affordable Housing or S.106 Payment associated with the Approved Scheme

Vacant Possession

SIX WEEK COMPLETION PERIOD AVAILABLE

Seller's Solicitor

Lennons Solicitors (Ref: Mr A Coyle).
Tel: 01494 773377.
Email: andy.coyle@lennonssolicitors.co.uk

Joint Auctioneer

Messrs Preston Bennett Hampton
(Ref: Ronald Preston).
Tel: 0208 954 7733.
Email: ronnie@prestonbennett.co.uk

VACANT – Freehold Site with Planning



Tenure

Freehold.

Location

The property is located on the south side of Kitchener Road, to the west of its junction with Desborough Avenue. High Wycombe town centre is approximately 0.4 miles to the west, providing a wide range of shops, restaurants and amenities. Local bus routes run along Desborough Avenue. High Wycombe Rail Station provides regular and direct services to London Marylebone, with a fastest journey time of approximately 30 minutes. The M40 Motorway is close by to the south and connects to the M25 Motorway.

Description

The property comprises an irregularly shaped, cleared site which extends to approximately 0.194 hectares (0.479 acres). The property is offered with planning permission for the erection of two blocks comprising a total of 14 self-contained flats.

Accommodation

Site Area Approximately 0.194 Hectares (0.479 Acres)

The site has been cleared and is boarded.

VAT

The site is elected for VAT.

Proposed Accommodation

When implemented, the scheme will provide 14 x two bedroom flats (including 2 x penthouse flats).

Planning

Local Planning Authority: Wycombe District Council.
Tel: 01494 412246.

Planning permission (Ref: 16/05718/FUL) was granted on 1st August 2016 for the demolition of existing factory building and erection of two 2.5 storey residential blocks comprising 14 x two bedroom flats with associated parking and landscaping.

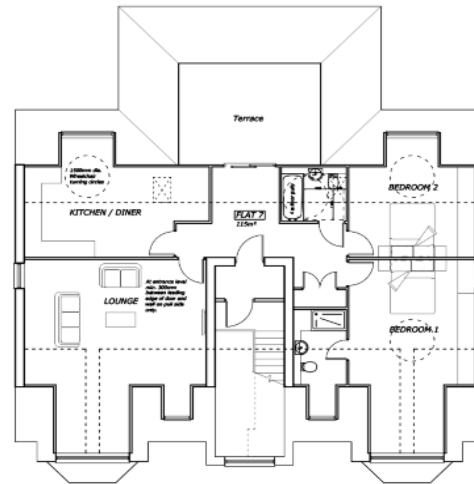
Copies of the planning permission and associated documentation are available for inspection within the legal pack.

NB. All apartments are for private sale and there is no affordable housing or s.106 payment associated with the approved scheme.

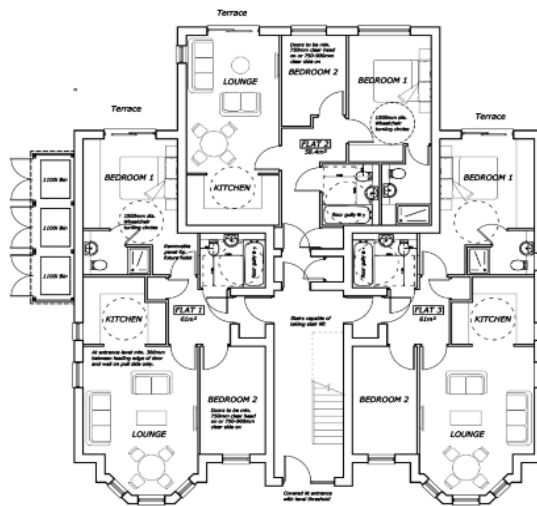
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

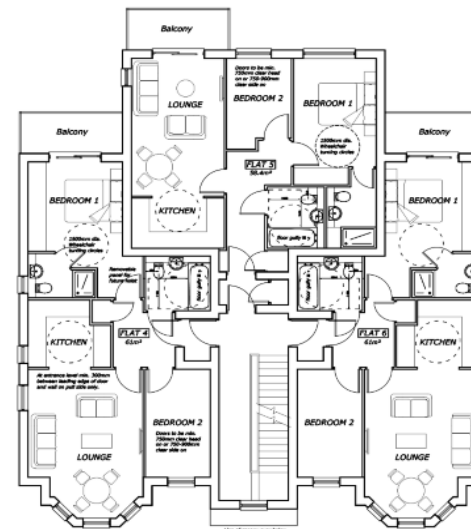
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Second Floor (Each Block)



Ground Floor (Each Block)



First Floor (Each Block)

