



30 Wycombe Road

Holmer Green
HP15 6RY

Offers in Excess of £400,000

- Potential Building Plot In Heart Of Holmer Green
- 12.2m x 35.6m (40ft x 116ft)
- Prefab Building Currently On Site Dating Back To The 1918/1919
- NO Planning - Replacement Shouldn't Be An Issue (STPP)
- For Further Info Please Contact The Office On 01494 711284

Rare opportunity to purchase a plot of land with a strong possibility of getting planning permission, to build a detached dwelling!

PROPERTY FACTS

Residential Development Site - Subject To Planning Permission | Good size plot 35.6m x 12.2m | Premium Location Close To Village Centre | Ideal Self Build |

A rare opportunity to purchase a plot of land in the heart of this sought after Chiltern village. Currently a sub-standard prefabricated dwelling sits on the plot dating back to the 1918/1919, just after the first world war. The dwelling would need to be demolished and planning submitted for a suitable replacement property. The property is currently occupied and we request that any party interested contact the office and we can make arrangements for a site visit. The plot has a 40ft (12.2m) frontage and overall length of 116ft (35.6m).

LOCATION FACTS

Sought after village...Within walking distance of the local village shops and amenities...Extensive range of shop and amenities at nearby Hazlemere...Village pond and common nearby...Friendly local community...Excellent local schools for all ages...Catchment for excellent Grammar schools...Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles)...Three M40 access points are within a 15 minute drive...M25 and M1 motorways are also easily accessible...Local bus service....Beautiful Buckinghamshire countryside on your doorstep....

DIRECTIONS

From the Hazlemere branch of Wye Residential leave the crossroads along the Holmer Green Road and at the mini roundabout take the second exit into Sawpit Hill. At the brow of the hill, turn right into Wycombe Road, continuing along and the property will be found on the right hand side clearly identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C for current prefab

EPC RATING

TBC



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4