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LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALES

### Commercial Property Consultants

Offices at High Wycombe and Marlow  
For details of all available properties visit our website

PROPERTY PARTICULARS

Offered in conjunction with Central Business Agency  
Tel: 01865 241381 E mail: [post@centralbusinessagency.com](mailto:post@centralbusinessagency.com)

## RESIDENTIAL DEVELOPMENT SITE FOR SALE

61 MILL END ROAD  
HIGH WYCOMBE  
BUCKINGHAMSHIRE  
HP12 4JN



**With planning consent  
to provide six one bedroom flats**

## **LOCATION.**

The site is situated approximately one mile to the west of High Wycombe town centre at the junction of Mill End Road and Dashwood Avenue. High Wycombe has excellent transport links with regular trains to London Marylebone, Oxford and Birmingham. The town also benefits from good road communications with the site being situated approximately two and a half miles to the north of Junction 4 of the M40 providing quick access to London and a direct link to Junction 16 of the M25.

## **DESCRIPTION**

The site comprises a former retail and residential premises with associated parking. Full planning was approved under application number 21/07201/FUL for the demolition of existing buildings and construction of 6 x 1 bed flats with car parking, creation of vehicular access, bicycle and refuse bin stores, hard and soft landscaping and associated works. Full planning details including conditions can be found at [www.wycombe.gov.uk](http://www.wycombe.gov.uk) using the references above.

The total site area is approximately 0.16 acres / 655 sq.m / 7,050.36 sq.ft

## **PROPOSED ACCOMMODATION**

<b>Ground Floor</b>	<b>First Floor</b>
1 Bed Flat	1 Bed Flat
1 Bed Flat	1 Bed Flat
1 Bed Flat	1 Bed Flat

Indicative View



Floor plans are available on request.

## **PRICE**

Our clients seek £495,000 for their freehold interest. VAT will not be applicable.

## **VIEWING**

By appointment with the Joint Agents Duncan Bailey Kennedy LLP and Central Business Agency:

### **Duncan Bailey Kennedy:**

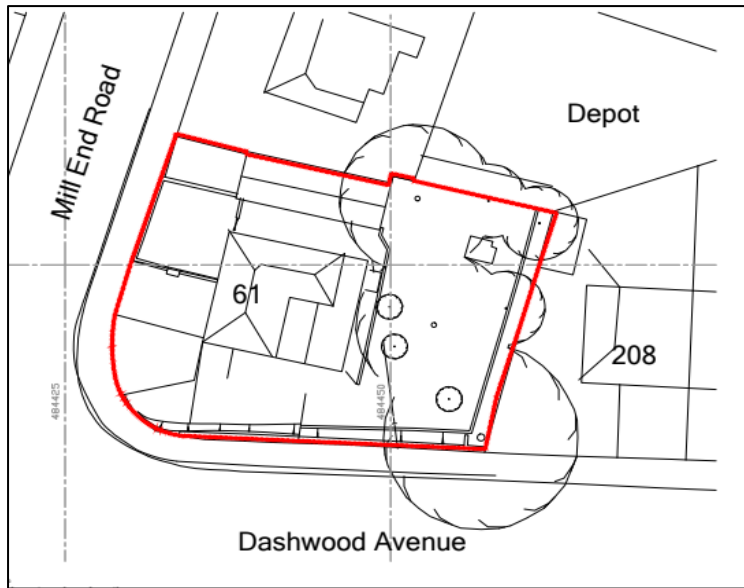
Tom Good  
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### **Central Business Agency:**

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## LOCATION PLAN



## PROPOSED PLAN

