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PROPERTY PARTICULARS

HIGHLY VISIBLE ROADSIDE DEVELOPMENT SITE FOR SALE

Hillcrest
Cressex Business Park
Coronation Road
High Wycombe
Bucks
HP12 3RP



**A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD DEVELOPMENT SITE IN
THE HEART OF CRESSEX BUSINESS PARK**

Site Of Approximately 0.411 hectares / 1.02 acres

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The site occupies a prominent position on the northern side of Coronation Road, just north of its junction with Halifax Road, in the heart of Cressex Business Park which is High Wycombe's premier commercial estate. It is home to a diverse mix of high calibre, national, regional and well established local occupiers.

The surrounding area is characterised by industrial accommodation of mixed age and use. The area has excellent connections with Coronation Road comprising the main spine road through the estate and leads to two points of access and egress, both of which lead directly to Junction 4 of the M40 Handy Cross, which is approximately one mile to the south east.

High Wycombe town centre lies within two miles to the northeast, with its mainline station offering fast and frequent connection to London Marylebone in around 30 minutes.



DESCRIPTION

The property comprises of a highly visible roadside development site extending to approximately 0.411 hectares / 1.02 acres. There is a part two-storey and part single-storey flat roof building on the site which is currently occupied and used as an adult day centre. The building has a footprint of approximately 1,012 sq. m / 10,890 sq. ft.

Access to the site is from Coronation Road and also via a useful secondary access from Halifax Road along the western boundary of the adjoining Halifax House. The site benefits from a wide frontage to Coronation Road of approximately 55 sq. m / 179 ft.

The site could be suitable for a variety of uses such as industrial / warehouse, trade counter, builders merchant, showroom and leisure, subject to planning.

The site will be sold with vacant possession.

PLANNING SUMMARY

The Wycombe District Local Plan which forms part of the Buckinghamshire Local Plan shows that the site is allocated as within policy HW17 – Cressex Business Park, High Wycombe. This states that: -

1. In Cressex Business Park as defined on the policies map, development will be permitted for Classes B1, B2, B8 and suis generis uses that are akin to employment uses as specified in The Use Classes Order.
2. Other uses that deliver economic development will also be allowed, where they:
 - A. Support the business uses of the area;
 - B. Are small scale;
 - C. Generate employment.
3. Residential uses will not be permitted.
4. Proposals for new development may be required to contribute towards improving the access to the area.
5. Proposals will be supported which secure improvements to Cressex Business Park to maintain and improve its commercial attractiveness, including through environmental improvements and improved access.

OFFERS & BID PROCESS

The Freehold interest is offered for sale by Informal Tender on both unconditional and conditional (subject to planning) basis. Price available on application. VAT is not applicable.

A bid pro-forma is available in the sale pack for purchasers to complete.

The vendor will be seeking overage. More information on this will be available in the bid pro-forma.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

ENERGY PERFORMANCE RATING - TBC

LEGAL COSTS - Each party is to be responsible for their own professional and legal fees.

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy LLP.



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PHOTOS



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SITE PLAN

