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PROPERTY PARTICULARS

RESIDENTIAL DEVELOPMENT OF FORMER OFFICE BUILDING

**WG House, 2 Cressex Road
High Wycombe
Bucks
HP12 4TY**



With Planning Consent For 5 Flats & a Separate House

Comprising 2x1, 3x2 bed flats and 1x2 bed house

FREEHOLD FOR SALE

Location:

WG House is situated on a prominent location at the junction of Cressex Road and Marlow Road, close to Junction 4 of the M40 and approximately 1½ miles south of High Wycombe town centre. The M40 provides good access to the M4, M25, Heathrow Airport and Central London. High Wycombe Railway Station serves the Chiltern Line with regular services between London Marylebone, Oxford and Birmingham.

Description:

The property is an existing Grade II Listed former office building with planning permission to convert the existing commercial space into 5 flats and 1 house with parking. The building is three-storey with part-two storey additions to the rear and is set within a gated, walled garden.

Approximate net internal area 3,502 sq. ft / 325 sq. m.

Schedule of Proposed Accommodation:

Apartment 1	2 bedroom	678 sq. ft / 63 sq. m
Apartment 2	1 bedroom duplex	689 sq. ft / 64 sq. m
Apartment 3	1 bedroom	538 sq. ft / 50 sq. m
Apartment 4	2 bedroom	753 sq. ft / 70 sq. m
Apartment 5	2 bedroom duplex	861 sq. ft / 80 sq. m
House	2 bedroom	TBC

Drawings can be provided upon request. Measurements are based on architects estimates (GIA).

Planning Application Details:

Full planning was approved under 19/05825/FUL for the change of use from office (B1(a)) to residential (C3) with alterations to windows and doors to create 2 x 1-bed and 3 x 2-bed flats and retention of existing attached dwelling as separate 2-bed dwelling. Details including conditions can be found at www.wycombe.gov.uk using reference number 19/05825/FUL.

Price:

£995,000 for the Freehold interest. The property is not registered for VAT.

Legal Costs:

Each party is to be responsible for their own legal costs.

EPC:

Not applicable - Grade II Listed.

Viewing – Strictly by appointment with the Sole Agents:



Duncan Bailey Kennedy
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Location Plans:

