

**FOR SALE**

**Development Site Approx 0.3  
Acres For Various Uses STPP**



**Land R/o Gracewell Reirement Site, Edmonds Road, Lane End, Bucks,  
HP14 3JS**

Freehold Development Site Approx 0.3 Acres For Various Uses STPP

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01628 495 500**

## Property

Land R/o Gracewell Reirement Site Edmonds Road Lane Endv Bucks HP14 3JS

- **Location**

The property is situated off Edmonds Road, on the Lane End Industrial Park. Good communication links are nearby including links to the M40, A4010 and A404, Wycombe Air Park with rail links at High Wycombe and Marlow.
- **Description**

Freehold Development Site For Various Uses STPP
- **Accommodation**

Comprising a cleared site with full vacant permission being roughly rectangular in shape with frontage on to Edmonds Road with an approximate area of 0.3 acres.
- **Terms**

Offers invited for the freehold.
- **Planning**

Previous planning permission was granted by Wycombe District Council ( ref 13/06549/Ful) for a new Doctors Surgery as part of a larger scheme. Potential for other commercial or residential developments, subject to consents. Purchasers must rely on their own enquiries
- **Legal Costs**

Each party to bear its own legal fees in this transaction.
- **VAT**

VAT may be chargeable on this transaction
- **Viewing**

Strictly by prior appointment via the sole Agents Deriaz Campsie Mark Potter T: 01628 495510 E:mark.potter@deriazcampsie.com

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deriaz campsie  
commercial property consultants | surveyors

Property

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**Code of Practice**

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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