



Land

Bar Lane, Princes Risborough, HP27 9RG

LAND FOR SALE

1.30 Acres

(0.53 Hectares)

- Site currently has Sui Generis Use
- Commercial occupation only subject to planning permission
- 1 acre site
- Fenced paddocks

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Summary

Available Size	1.30 Acres
Price	Offers in the region of £1,000,000 Plus VAT
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

1.3 acre site for sale. The property currently has sui generis use, therefore any commercial use will be subject to planning. Could be suitable for open storage. For employment generating uses only, there is a restrictive covenant against change of use from commercial to residential. Viewings strictly by appointment.

The property comprises single storey buildings and fenced paddock areas. The buildings are of basic construction built specifically for the intended use. There is a range of metal clad and wooden buildings across the site, with limited parking to the front. The attached plan shows the house edged in blue which is being retained with access. This site will have access rights over the blue hatched area, site shown in red. The land to rear outlined in pink could also be available by separate agreement.

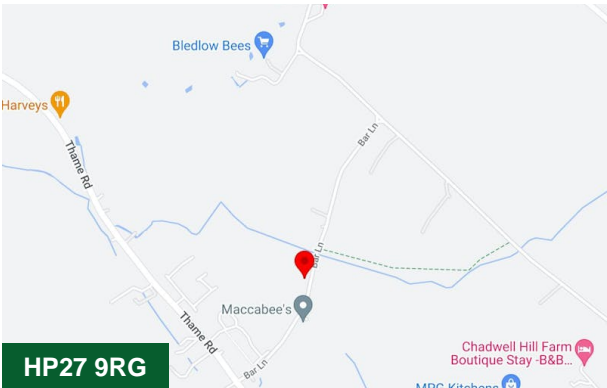
A new boundary will need to be constructed between the retained House in blue and the red line area. This will need to be agreed between parties and will require demolition/partial demolition of one of the building structures as identified on the plan.

Location

Longwick is a village 1+1/4 miles northwest of Princes Risborough, Buckinghamshire, England, on the A4129 road. Princes Risborough lies between Aylesbury and High Wycombe, both of which are approximately 8 miles distant. Chiltern Railways provide a regular service to London (Marylebone) and Birmingham (Snow Hill) from Princes Risborough railway station. Access to the national motorway network is via the M40 north bound available at Thame (junction 7) and south bound to include High Wycombe is at junction 4.

Restrictive Covenant

The landowner will include a restrictive covenant that the property can only be used for commercial use.



Viewing & Further Information



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