



1 Queens Road, Princes Risborough
£1,100,000

TR TIM RUSS
& Company



Queens Road

Princes Risborough

A rare and highly attractive opportunity to acquire a charming period cottage including an adjoining building plot, with planning in principle for a self-build scheme of just three residential dwellings.

The Cottage

The existing Victorian cottage is well presented and offers versatile accommodation retaining much of the original character. The property provides immediate residential use or strong ongoing rental potential with off road parking and a garden to the rear.

Development Land and Planning information

The adjoining land is included within the sale and benefits from a recently granted Permission in Principle (Ref: PL/25/4405/PIP) for three self-build dwellings (one detached and a pair of semis), secured under the December 2024 NPPF with the site qualifying as Grey Belt.

All the relevant plans and conditions can be found on the Buckinghamshire County Council planning portal using the above reference number.

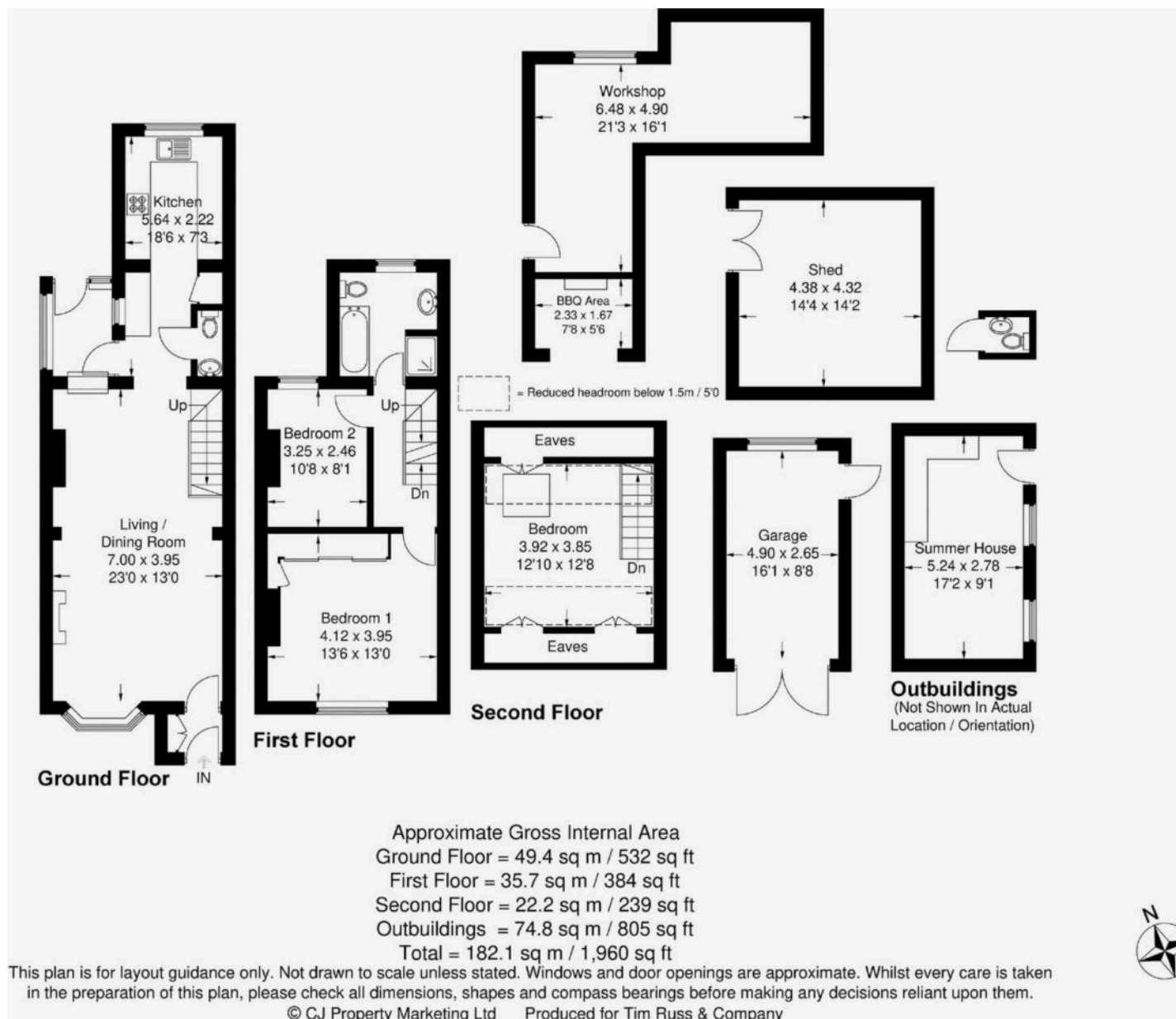


Nestled between the Chiltern Hills and the Vale of Aylesbury, Princes Risborough combines countryside charm with excellent commuter links. The town offers a traditional High Street with independent shops, cafés and pubs, a strong community atmosphere, and access to beautiful walking and cycling routes, including the famous Whiteleaf Cross. Princes Risborough station provides regular trains to London in under 45 minutes, while nearby road links offer easy access to the M40 and surrounding towns. The town is also well served by regular bus routes linking High Wycombe and Aylesbury, making it convenient for local travel as well as commuting. Altogether, it's a sought-after location for those seeking a balance of rural beauty and modern convenience.

- Attractive Victorian period cottage retaining original character and charm
- Well-presented accommodation offering immediate residential occupation
- Strong rental and investment potential from the existing cottage
- Off-road parking serving the cottage
- Private rear garden enhancing amenity and appeal
- Adjoining development land included within the sale
- Permission in Principle granted (Ref: PL/25/4405/PIP)
- Approved for three self-build dwellings (one detached and a pair of semi-detached homes)
- Secured under the December 2024 NPPF, with the site qualifying as Grey Belt
- Rare mixed-use opportunity combining residential occupation with development potential







Tim Russ and Company

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