

## Edmonds Road, Lane End, High Wycombe



Artist's impression of the proposed site

### Extant planning permission for:

- i) A new doctors surgery (now Class E Use) with consulting rooms or
- ii) Planning permission for a three storey development of 13 flats (10x 1 bedroom, 3x 2 bedrooms)

**FOR SALE BY ONLINE PUBLIC AUCTION – Date TBC (unless sold beforehand)**

**The Solicitors:** Kealy Farmar Solicitors, 73a Bell Street, Henley on Thames, Oxfordshire RG9 2BD  
Contact: Hazel Atkinson  
Telephone: 01491 410 393  
Email: [mail@kealyfarmar.com](mailto:mail@kealyfarmar.com)

# Edmonds Road, Lane End, High Wycombe HP14 3EJ

**DESCRIPTION / LOCATION:** Lane End is a village in Buckinghamshire, just south of the M40 and convenient for High Wycombe. Good location with shops, Lane End Youth and Community Centre and Lane End Primary School. The nearest secondary school is in High Wycombe.

**PLANNING:** The property is within the administration area of Buckinghamshire Council. There are two extant planning permissions:

1. Planning permission 13/06549/FUL. 24-26 The Row, Lane End HP14 3JS. This application granted planning permission for demolition of existing buildings on site with retained and refurbished B1 accommodation, erection of 72 bed care home, new doctors surgery with consulting rooms... This planning permission has been implemented. However the part of the site with planning permission for the new doctors surgery and consulting rooms has not been developed.

The new Use Class E includes GP surgeries along with commercial business and service uses. To summarise, Use Class E includes shops, offices, cafes, restaurants, GPs, light industrial, creches, gyms and more!

This would suggest alternative uses other than doctor surgery would now be permitted on this site.

2. Planning permission 21/06092/FUL. Proposal the erection of three storey building comprising 10x 1 bedroom flats and 3x 2 bedroom flats (13 flats in total) with associated provision for integrated bin stores, access parking, public footpath and landscaping. Conditional planning permission granted dated 15<sup>th</sup> February 2022.

The planning application refers under the heading D1 Non-Residential Institutions, a gross internal floor space of 858 sq m.

**SERVICES:** All mains services are available to the site.

**VAT:** The purchase price is subject to VAT.

**VIEWING** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham**  
Tel: 0118 978 0777 Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale and the Contract will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.



Wallis House  
27 Broad Street  
Wokingham  
RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

Associated Office:  
16 The Parade  
Silverdale Road  
Earley Reading RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)

## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

### Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

DCA Fo 36898 September 2023



0118 978 0777