



1-4 Mill Cottages and Rear Land, Old Moor Lane
Wooburn Moor, Buckinghamshire, HP10 0LZ

The **Frost** Partnership

1-4 Mill Cottages and Rear land, Old Moor Lane,

Wooburn Moor, Buckinghamshire HP10 0LZ

Guide Price £1,400,000 (Freehold)

A unique opportunity to acquire an investment with potential for further development (subject to the usual local authority consents) consisting of a terrace of four properties with additional land.

Description:

The properties are set in a cul-de-sac lane in a residential area in Wooburn Moor close to the local Falcon Pub.

The properties have the benefit of single storey later extension to the rear elevation and have a separate outbuilding each with communal garden and parking area. To the rear there is an unused plot of land that runs to the bank of the River Wye.

Location:

The properties are within easy access of both Beaconsfield and High Wycombe train stations with direct trains into London Marylebone. The M40 Junction 3 is just a short drive away providing access to Oxford, London and Birmingham.

POSTCODE ● HP10 0LZ
COUNCIL TAX BAND ● D





Utilities:

Services, i.e. water, electricity, gas, mains drainage, are connected to the properties.

Boundaries:

It should be noted that the new fencing to the rear (south left flank) is set within the land owned by this property. To the front access off Moor Lane, the boundary of the site does not follow the fence line.

Planning Brief:

The land is not Greenbelt Zoned. It is within a Conservation Area. For further information see planning portal at Wycombe District Council (now Buckinghamshire Council) for local plan.

Third Party Tenancy:

Cottages 1, 2 and 3 are vacant, however Cottage 4 is subject to an AST. The rental passing is £1,300 pcm. Information is available upon request. The tenant has the right to use the communal garden and parking area.

Floor Plans:

The floor plan is for 1 Mill Cottages (shown below). Floor plans for the other three cottages are available upon request (the cottages differ slightly in accommodation area and layout).

EPC Ratings:

1 Mill Cottages: E, 2, 3, and 4 Mill Cottages: D

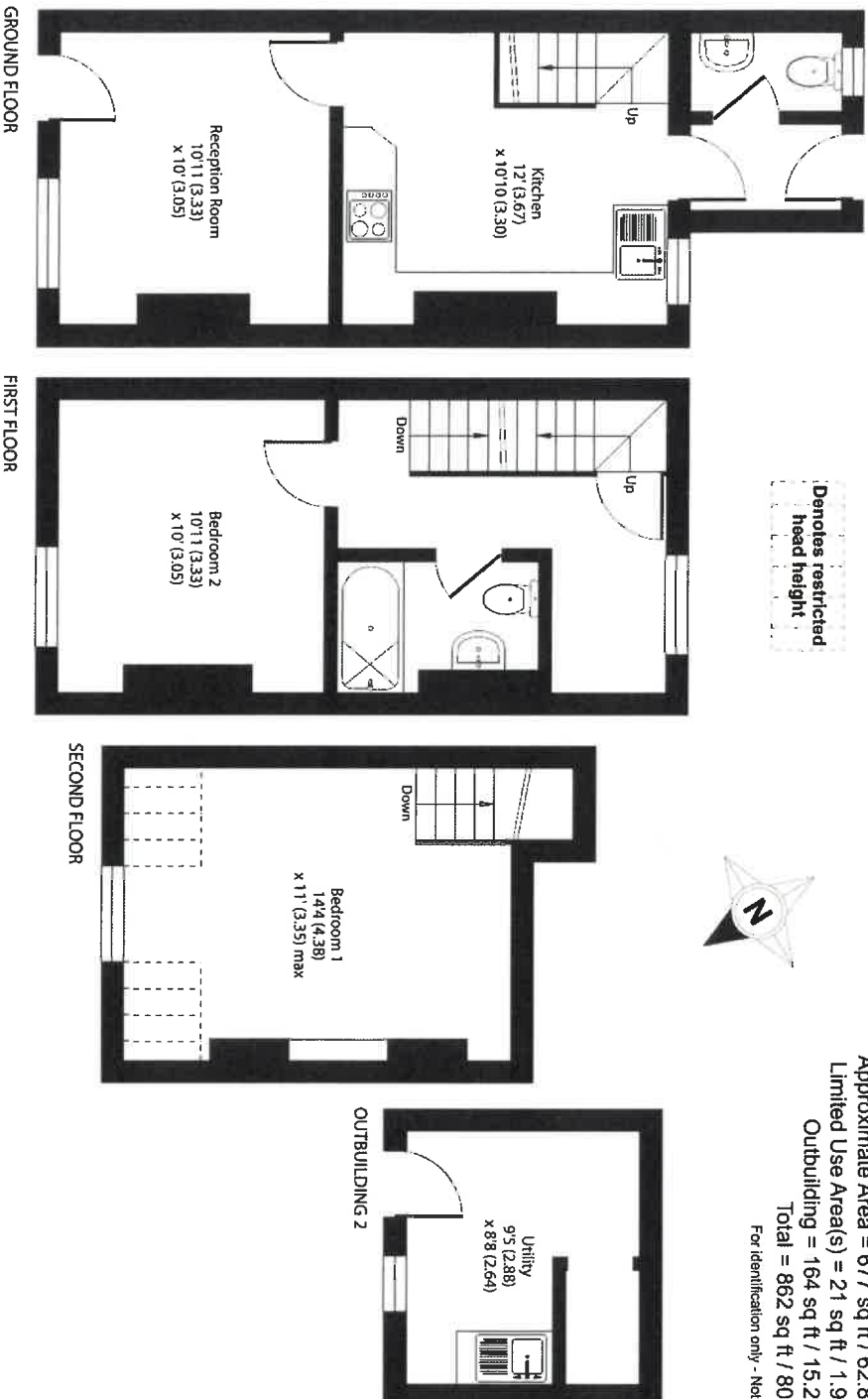


Old Moor Lane, HP10

Approximate Area = 677 sq ft / 62.8 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Outbuilding = 164 sq ft / 15.2 sq m
 Total = 862 sq ft / 80 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ncheccom 2025 Produced for The Frost Partnership REF: 1231348



Viewing by appointment via our

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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agent. The Frost Partnership and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, in any part, of an offer or a contract.

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The Frost Partnership

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