

ON BEHALF OF:
HAWRIDGE
LAND



HOLMER GREEN
BUCKINGHAMSHIRE

A freehold residential development opportunity with outline planning permission for 87 dwellings in the heart of Buckinghamshire.

9.98 ac
4.04 ha

Not to scale. Indicative red line. For illustrative purposes only.

Executive Summary

The existing site extends to approximately 4.04 hectares (9.98 acres) and was formerly known as Tralee Farm.

Planning permission (Ref: PP: 23/05440/OUT) was granted by Buckinghamshire Council Strategic Sites Planning Committee in August 2024 for the “Outline application (including details of access and layout) for construction of 87 dwellings with associated landscaping, amenity space, infrastructure and parking following demolition of existing dwelling at 20 Wycombe Road with all other matters reserved.”

The proposed residential accommodation will be arranged as 5 x 1 Bedroom, 19 x 2 Bedroom flats and 8 x 2 Bedroom, 37 x 3 Bedroom and 18 x 4 Bedroom houses extending to 8,345.1 sq. m. (89,826 sq. ft.) of total net saleable area and includes an allocation of 42 affordable homes (11 x First Homes, 25 x Affordable Rented, 6 x Shared Ownership). There is also a provision of 4 custom/self-build dwellings.



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Existing Site



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Location

The site is located in *Holmer Green*, a picturesque village in Buckinghamshire, positioned between the thriving towns of *High Wycombe* to the South, *Amersham* to the East, and *Great Missenden* to the North.

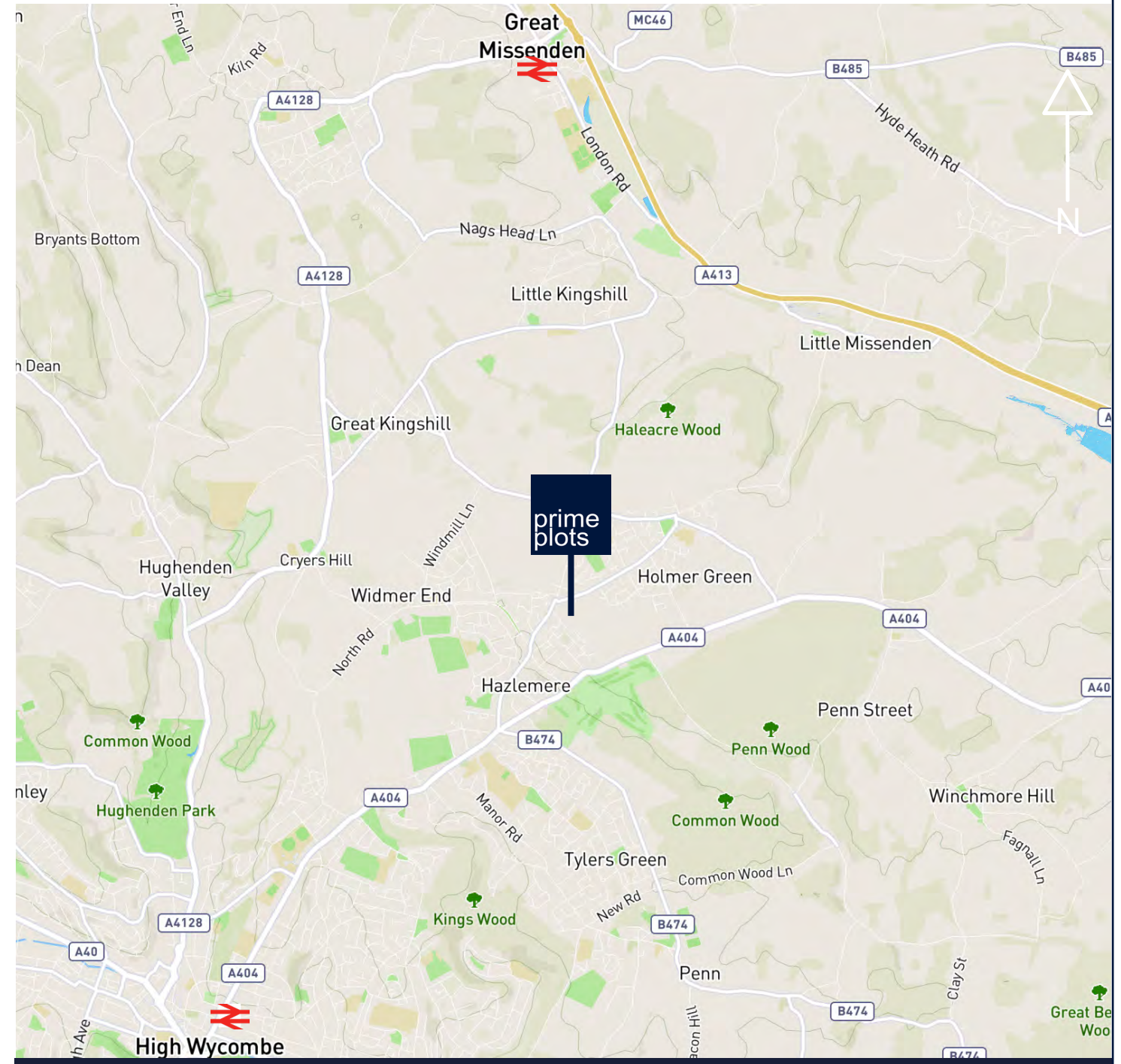
Holmer Green offers a range of local amenities, including shops, pubs, cafes, and restaurants, along with a welcoming community atmosphere. Surrounded by the stunning Chiltern Hills Area of Outstanding Natural Beauty, the village provides ample outdoor recreational opportunities with footpaths, cycling routes, and open green spaces.

The village is well-regarded for its schools, including Holmer Green Infant, Junior, and Senior Schools, all known for their strong academic performance.

Nearby towns, such as Amersham and High Wycombe, also offer

access to top-rated grammar schools, including Dr Challoner's High School and the Royal Grammar School.

Holmer Green is superbly connected. High Wycombe Railway Station, just 3 miles away, offers regular services to London Marylebone (29 minutes), Oxford (30 minutes), and Birmingham (1 hour 20 minutes). For drivers, the nearby A404(M) links to the M40 and M25, while local bus routes connect to Chesham, Amersham, and High Wycombe.



High Wycombe Station 3.1 miles
London Marylebone 29 mins

Great Missenden Station 4.1 miles
London Marylebone 48 mins

Amersham Station 5.6 miles
London Kings Cross 1 hr 3 mins

* all distances and timings are approximate
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Planning

LOCAL AUTHORITY

Buckinghamshire Council.

HOUSING

The outline application scheme (23/05440/OUT), which includes details of access and layout, proposes the development of 87 new homes, with 45 designated as open market housing.

AFFORDABLE HOUSING

The application scheme (23/05440/OUT) will provide 48% affordable housing provision (42 homes), 25% of which to be provided as First Homes and the remaining 75% split as 80% affordable rent and 20% intermediate housing.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Buckinghamshire's CIL figure for residential development in the former Wycombe District (Zone B) for the period January 2025 to December 2025 is £261.83 per sqm.

The latest schedule of accommodation for the site (Rev N – dated 18th October 2023) identifies the market floorspace is 4,851 sqm (52,207sqft).

Based on the latest SOA, the CIL Charge would be £1,270,137.33.

This does not include a CIL contribution reduction for the custom/self-build dwellings.



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87 | **45** | **42**
Dwellings | Open Market Homes | Affordable Homes

Proposed Site Plan



Not to scale. Indicative red line. For illustrative purposes only

Accommodation Schedule & S106

Residential Accommodation Schedule

No. Units	Tenure	Property	Type	Floor Area NSA Sq Ft	Floor Area NSA Sq M	Total Floor Area Sq Ft	Total Floor Area Sq M
4	Affordable	1 Bed Flat M4(3)	Flat	622	57.8	2,488	231.1
2	Affordable	2 Bed Flat (FOG)	FOG	657	61.0	1,314	122.1
4	Affordable	2 Bed Flat M4(3)	Flat	754	70.0	3,016	280.2
10	Affordable	2 Bedroom Flat	Flat	754	70.0	7,540	700.5
4	Affordable	2 Bed House M4(3)	Det/Semi	996	92.5	3,984	370.1
1	Affordable	3 Bedroom House	Detached	1,007	93.6	1,007	93.6
14	Affordable	3 Bedroom House	Semi-Det	1,007	93.6	14,098	1,309.7
2	Affordable	4 Bedroom House	Semi-Det	1,361	126.4	2,722	252.9
1	Affordable	4 Bedroom House	Detached	1,450	134.7	1,450	134.7

42

Pricing based upon approved schedule of accommodation.

37,619 3,494.9

No. Units	Tenure	Property	Type	Floor Area NSA Sq Ft	Floor Area NSA Sq M	Total Floor Area Sq Ft	Total Floor Area Sq M
1	Private	1 Bed Maisonette	Maisonette	541	50.3	541	50.3
1	Private	2 Bed Maisonette	Maisonette	767	71.3	767	71.3
2	Private	2 Bed Flat (FOG)	FOG	657	61.0	1,314	122.1
4	Private	2 Bed M4(3) House	Det/Semi	996	92.5	3,984	370.1
3	Private	3 Bedroom House	Detached	1,007	93.6	3,021	280.7
14	Private	3 Bedroom House	Semi-Det	1,007	93.6	14,098	1,309.7
5	Private	3 Bed M4(3) House	Detached	1,280	118.9	6,400	594.6
2	Private	4 Bedroom House	Detached	1,361	126.4	2,722	252.9
6	Private	4 Bedroom House	Link-Det	1,450	134.7	8,700	808.3
4	Private	4 Bedroom House	Detached	1,450	134.7	5,800	538.8
2	Private	4 Bedroom House	Detached	1,614	149.9	3,228	299.9
1	Private	4 Bedroom House	Detached	1,632	151.6	1,632	151.6

45

Pricing based upon approved schedule of accommodation.

52,207 4,850.2

	Floor Area NSA Sq Ft	Floor Area NSA Sq M
Affordable TOTALS	37,619	3,494.9
Private TOTALS:	52,207	4,850.2
TOTALS	89,826.0	8,345.1

Section 106:

We understand that the proposed development is subject to the following financial obligations as outlined in the Section 106 agreement:

Provision	Figure
Primary Education	Circa £573,498 Based on the following housing mix: • 5 x 1 bed flats • 19 x 2 bed flats • 8 x 2 bed houses • 37 x 3 bed houses • 18 x 4 bed houses
Highways Matters	
Travel Plan Monitoring	£5,350
Provision of Real Time Passenger Information at the bus stop at Sawpitt Hill	£28,000
Provision of waiting restrictions at the access onto Wycombe Road	£15,000
Provision of zebra crossing on Wycombe / Browns Road	£60,000
Health	£82,123
Biodiversity Contribution	£216,955.67
Habitat Management Monitoring	£18,385.57
Open Space Bond	*£700,000
Section 106 Monitoring Fee	£5,000

Total: £1,004,312.24*

*The total figure does not include the bond amount, given that this will likely be provided by a third party.

The above assessment has been made on the approved outline scheme.

Please ensure you read the s106 to clarify any indexation and other associated costs.

All information as provided. Please verify all detail prior to exchange of contracts.

Method of Sale

This property will be sold by way of informal tender (unless sold prior).

Offers due by **12 NOON FRIDAY 14TH FEBRUARY 2025**

TENURE

The opportunity is being sold Freehold.

The land is being sold with the benefit of Outline Planning Permission (Planning Reference: [23/05440/OUT](#)).

GUIDE PRICE

Price On Application

VAT

Please note the site is elected for VAT.

VIEWINGS

Please contact Prime Plots for all viewings, the site is currently occupied.

REQUESTS FOR FURTHER INFORMATION

Interested parties should submit in writing queries relating to any planning, technical and legal aspect of the site or the sales process.

BIDS

Prime Plots are exclusively instructed on behalf of the landowners, Hawridge Land to place this opportunity on the market with a view to selling the entire site at the best consideration for the approved scheme. The vendors will not be bound to accept the highest or indeed any offer.

Offers are to be received by **12 noon Friday 14th February 2025** by email to: klennon@primeplots.co.uk

BID SUBMISSION

The following is to be submitted as part of any bid:

- Confirmation that the contract will be unconditional;
- Confirmation that all relevant planning, Section 106 Agreement, infrastructure and servicing obligations have been taken into account;
- Proof of funding;
- Outline of board approval process, i.e. regional & national (and timescales for achieving such approvals);
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable.

As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. **The purchaser will commit to a minimum of weekly legal meetings to ensure the timetable is achieved.**

FURTHER INFORMATION

Further plans and information are available by clicking the button below:

For further information
please contact the sole
selling agents Prime Plots
on the details below.



HOLMER GREEN
BUCKINGHAMSHIRE

SITE ADDRESS

Tralee Farm
20 Wycombe Road
Holmer Green
Buckinghamshire
HP15 6RY

RIGHTS - COVENANTS, AGREEMENTS & DECLARATIONS

The land will be sold subject to,
and with the benefit of, all rights,
covenants, agreements and
declarations affecting the property.

TECHNICAL

The planning application reports and
plans to date can be viewed in
the Prime Plots Dataroom.

FURTHER INFORMATION

Further plans and information are
available by clicking the button below:

IMPORTANT NOTICE

Prime Plots Group Ltd and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party, (iv) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Prime Plots have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure produced January 2025 for Prime Plots Group

PRIME PLOTS ON BEHALF OF:

**HAWRIDGE
LAND**

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