

# The Courtyard, Cressex Link, High Wycombe, Buckinghamshire **HP12**

Exceptional residential development opportunity for a new,  
affordable residential led development in High Wycombe.





Red line for indicative purpose only





# The opportunity.

## The Courtyard, Cressex Link, High Wycombe, Buckinghamshire HP12 4BF

**Exceptional residential development opportunity to deliver much needed affordable homes in High Wycombe.**

- Brownfield site ready for residential development in High Wycombe
- Site is sold subject to planning seeking offers on a 100% affordable and policy compliant basis
- Offers sought from both private developers and affordable providers
- Appealing location with excellent access to the surrounding countryside as well as the significant duplication amenity offering of High Wycombe
- Strategic proximity to the Handy Cross Roundabout for swift vehicular access via the M40
- High Wycombe train station is located just 2 miles north-west of the site for regular direct services to London Marylebone, Oxford, and Birmingham
- Oxford and London are within easy reach, both offering noteworthy cultural, retail and leisure amenities
- The site is located on the edge of the Chiltern Hills AONB for a plethora of walking and leisure opportunities
- Indicative schemes produced ranging from between 11-24 houses and apartments

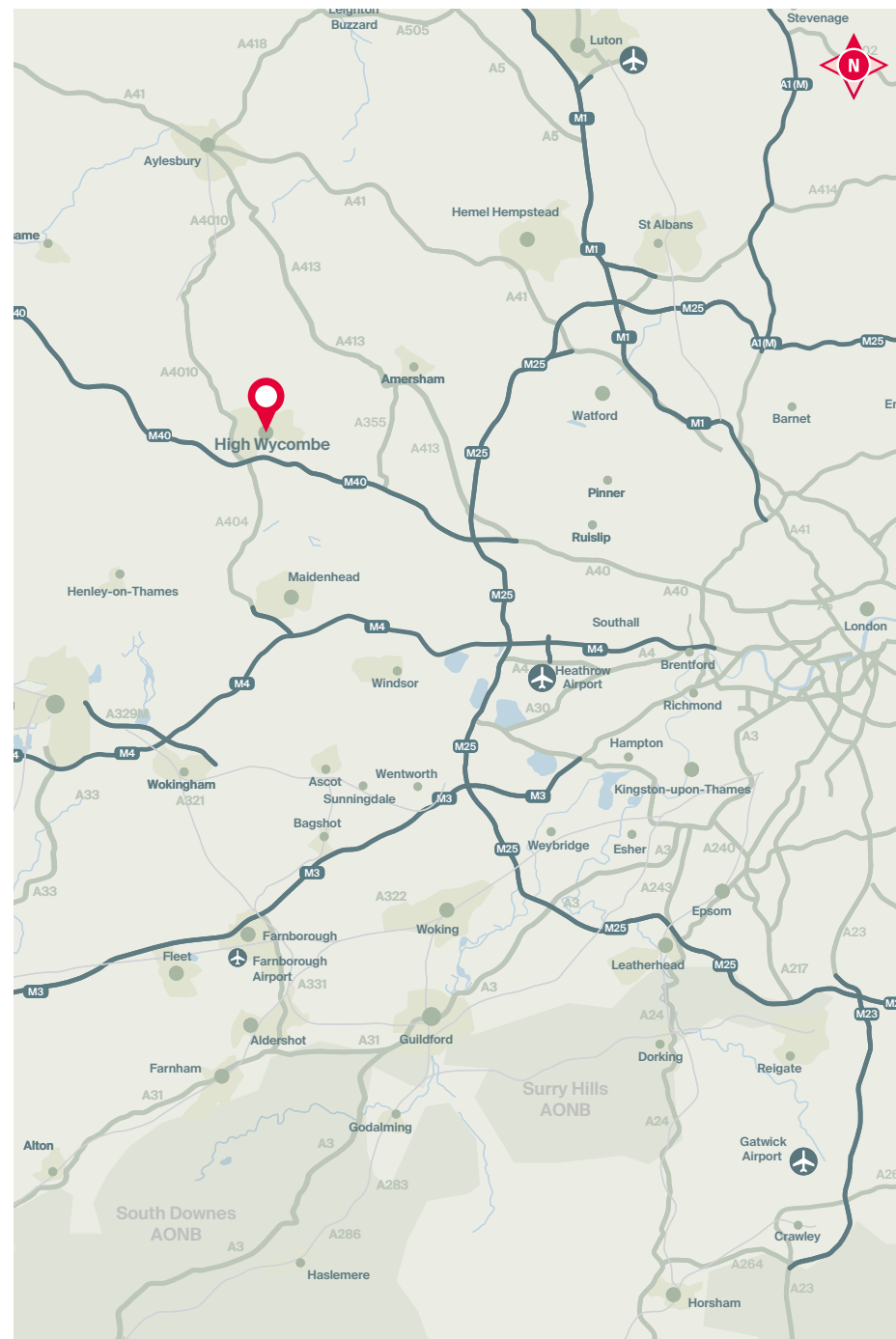
# Location

The site comprises a presently disused brownfield plot, on the south-western outskirts of High Wycombe. The site is irregular in shape with clearly delineated boundaries. The majority of the site is bounded by shrubbery and trees creating a pleasant natural buffer to the surrounding areas. Metal fencing further separates the site in areas. The south-western boundary is formed by a small road off Cressex Link, where the access point is currently located. To the north and north-east of the site are semi-detached residential properties positioned with gardens facing closest to the site. Chepping View Primary Academy forms the eastern periphery of the site, whilst Woodlands Primary Pupil Referral Unit occupies the land south of the shared access road.

The site is located to the southern edge of High Wycombe, a large market town in Buckinghamshire, South East England. High Wycombe is located 24 miles south-east of Oxford, 29 miles north-west of London and 16 miles north-east of Reading. The town itself sits in the south of Buckinghamshire around 14 miles south of the county town of Aylesbury. For regional connectivity, the highly popular local towns of Beaconsfield, Amersham and Marlow are easily reached. Other more extensive regional employment hubs in close proximity to the site include Slough, Reading, London and Oxford.

High Wycombe is served by an extensive bus network operated by Arriva and Carousel. The closest bus stop to the site is located just 190ft to the east on Cressex Road, offering services to Stokenchurch and High Wycombe town centre. From central High Wycombe bus services run to a multitude of locations including Slough, Watford and Aylesbury. By rail, Central London is easily accessible in approximately 27 minutes via Chiltern Railways. Oxford Parkway can be reached in 40 minutes with Birmingham Snow Hill just 90 minutes from High Wycombe station. For international travel, London Heathrow is reached in just over 20 minutes by car.

The site is equally well located for schooling with numerous primary and secondary options within one mile of the site. Schools including Cressex Community School, Booker Hill School, Wycombe High School and Chepping View Primary Academy are all found within walking distance.



## Local market demographics



### Average

household income within 10km of the site

**£68,906**



The largest demographic group within 10km also has the highest average annual household income.

**Prestige Positions**, described as "established families in large detached homes living upmarket lifestyles", account for **29%** of local households. Their average annual household income as a group is

**£112,039**



### Higher value properties

(selling for £1M+ since 2021) within 10km of the site cluster around

**Marlow,  
Bourne End, and  
Beaconsfield**



Within 10km of the site, **High Wycombe** is one of the most densely populated areas comprised of households earning over

**£100,000**



The second largest group is **Domestic Success**, described as "thriving families who are busy bringing up children and following careers", accounting for **12%** of local households and with an average annual household income of

**£78,696**



The group with the second highest average annual household income is **Country Living**, described as "well-off owners in rural locations enjoying the benefits of country life" at

**£86,731**

and accounting for **5%** of local households.

## Investment drivers



**Identified as a strong** post-pandemic recovery location



**Extensive** natural capital



**Gaining regional** competitiveness



**Attracting significant** inward investment



**High calibre** businesses



**An opportunity to deliver a** transformational scheme

# Indicative master plans

Site plans demonstrating potential indicative layouts.

Option 1



Option 2



Option 3



Option 4





## Travel

**Road** – The site is located immediately to the east of Cressex Link, close to the junction with Cressex Road which provides onward links to the town's main through road, the A4010. The A4010 northbound provides routes out of the town towards Princes Risborough and other nearby destinations. The A4010 southbound provides direct links to the M40, for the Midlands and London, as well as the A404 for Maidenhead and Wycombe town centre.

**Train** – High Wycombe train station is located approximately 2 miles north-east of the site and provides regular trains towards Oxford, London Marylebone, and Birmingham Snow Hill.

**Air** – London Heathrow Airport lies approximately 17 miles to the south-east and can be reached in just over 20 minutes by car via the M40 and M25. The site is approximately 55 miles from London Gatwick Airport, and 46 miles from Luton, both providing a further selection of short-haul flights.

## Description

The existing site is irregular in shape and covers approximately 0.78 acres (0.31 ha). The site lies between Cressex Link and Cressex Road at the rear of several residential properties. The site is currently disused, with previous structures cleared and foundation slab remaining.

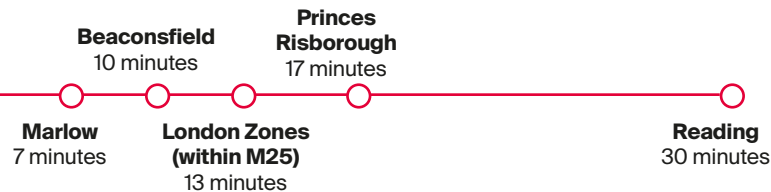
The area surrounding the site is largely characterised by residential properties, and retail parks in the wider vicinity, interspersed by public green areas and pockets of woodland. The Chiltern Hills AONB boundaries lie approximately half a mile south and west of the site. Characterised by undulating countryside the area offers some of the most attractive scenery in the South East.

There are extensive employment and retail prospects in close proximity to the site. The area has a large pharmaceutical presence with the likes of Janssen and Johnson & Johnson occupying offices half a mile east of the site. The site enjoys proximity to a good range of shops, including a John Lewis, Next and Asda superstore located

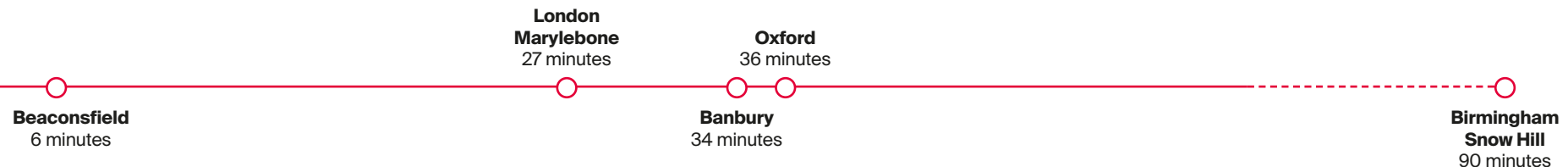
just half a mile to the south. The retail park provides an excellent alternative to the town centre with facilities on offer within walking distance of the site. High Wycombe town centre remains easily accessible via bus or car and offers a modern shopping centre with a good range of shops, including M&S, H&M and River Island. High Wycombe offers a good range of supermarkets, including Waitrose and Asda, both within a short drive of the site. Wycombe Hospital is equally reachable, located close to the town centre.

In terms of leisure opportunities, the site will benefit from an excellent range of choices for future residents. The site is located moments from Cressex Sports Pitch Centre, Rush UK Trampoline Park, Wycombe Badminton Centre and Fernie Fields Park, ensuring a range of options. The more expansive Wycombe Leisure Centre, is located just 1 mile to the east of the site, offering a swimming complex, gym facilities and climbing wall. Closer to the centre of the town, a good selection of gyms, a theatre, museums, and a lido are also easily accessed.

### Road:



### Train:



### Air:





## Investment

High Wycombe has experienced sustainable growth over the past decade, increasing its appeal and accommodation for resident families and commuters. The draft Chiltern and South Buckinghamshire Neighbourhood Plan 2019-2036 prioritises the development of new homes, particularly in the affordable sector. Buckinghamshire Council outline a commitment to bettering walking paths, leisure provisions, and better utilising the Chiltern AONB, to appeal to local residents and tourists.

High Wycombe Station recently underwent extensive upgrades for which rail users now enjoy improved reliability and frequency of services via the Chiltern main line. Ongoing plans to review other modes of public infrastructure, EV charging availability, and local roads aim to increase appeal for commuting demographics.

According to Rightmove Research, sold prices in High Wycombe over the last year were 2% up on the previous year. Up 10% on the 2020 peak of £380,097. Whilst prices indicate sustained growth, there is an ongoing lack of affordable housing availability across the South Buckinghamshire region. A factor which an affordable scheme at The Courtyard will contribute to remedying.

## Planning

The site is being sold subject to planning. Based on a soft marketing and feedback from local members, a housing scheme is preferred to a flatted development, but all options will be considered. Whilst planning policy stipulates a 48% onsite affordable provision, (over 10 units), the Council are keen to utilise land supply to maximise housing provision and therefore offers are sought on a 100% affordable and also policy compliant basis.

Previous planning applications were approved and executed under reference 17/O8029/PP11B, allowing for the demolition of earlier buildings.

## Tenure

The property will be sold freehold.

## Method of disposal

The property is for sale by informal tender on a subject to planning basis.

## Bid date

Potential purchasers will be notified of the closing date for offers via the dedicated information site.

## Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. A number of open days will be held to facilitate viewings. The dates of these will be communicated to potential purchasers on request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

Please note the site is elected for VAT which will be payable.

## Dataroom

Further information can be found on the dedicated information site:

<https://land.knightfrank.com/view/thecourtyard>

## Purchaser notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact:

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Particulars dated September 2023.

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