



BASSETSBURY MANOR, HIGH WYCOMBE, BUCKINGHAMSHIRE

On the instructions of Wycombe District Council.

An opportunity to occupy a unique Grade II* listed institutional property that is steeped in history.

- Bassetsbury Manor comprises approximately 5,240 sq ft of D1 space set in approximately 2.63 acres (1.06 ha).
- The site is located next to the River Wye in High Wycombe.
- The grounds include a bowling green, croquet lawns, a tennis court and a gravel pit for Pétanque.



BASSETSBURY MANOR, HIGH WYCOMBE, BUCKINGHAMSHIRE

Bassetsbury Manor originally formed part of the Manor of Wycombe granted by King John to Alan Basset, a Baron present at the signing of The Magna Carta. The records of the site dates back to 1326 as its ownership passed between the Crown and the Earl of Northampton. The Manor House was re-built and constructed in its present form around 1746. The property's history has been recorded through numerous plaques and inscriptions on the external facade.

Location

Bassetsbury Manor ("the property") is located in High Wycombe. It is situated on the area known locally as The Rye which is south east of the town centre and next to the River Wye.

The property is located to the south of the London Road (A40) just off the west side of Bassetsbury Lane. The property is accessed via a private access road which has its entrance fronting onto Bassetsbury Lane.



Ariel photograph of the site looking north.

Description

The site extends to approximately 2.63 acres (1.06 hectares). The boundaries are marked for indication purposes only.

The property comprises a Grade II* listed building approximately 5,240 sq ft (GIA), arranged over ground and first floors. The site is bounded to the north by the High Wycombe Cricket Club, to the east by Bassetsbury Lane, to the south and west by the recreational areas bordering the River Wye.

Town Planning

The site lies within Wycombe District Council. The property is within a designated Conservation area. The relevant policies that guide development are contained within the Wycombe Local Plan to 2011 and the Wycombe Development Framework Core Strategy to 2026 which was adopted in July 2008.

Wycombe District Council Planning Department are of the opinion that the site falls within the D1 use class. However, subject to the necessary consents, the property has the potential for a number of alternative uses.

Tenure

The property is offered to the market for lease. However the freehold may be for sale by separate negotiation.

Part of the property is occupied by a Bowling Green and associated clubhouse. This land will be subject to a lease to the Club on terms to be agreed. The Bowls club recently received planning permission to extend the clubhouse.

There are also two separate short term tenancies at will which expire by the end of October 2009.

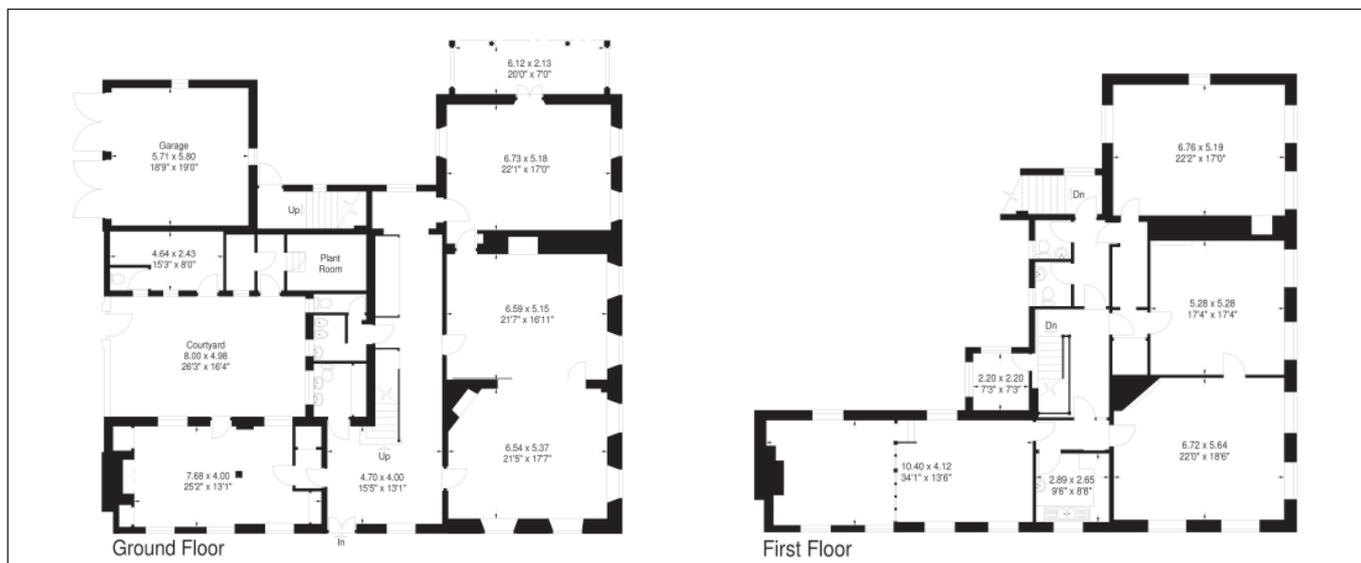
Vendor's solicitors: Please contact Jo Hutchinson at Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks, HP11 1BB. Tel: 01494 461 000.

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.



View of the westerly aspect of Bassetsbury Manor and the bowling green.



Statutory Authority

Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks, HP11 1BB. Tel: 01494 461 000.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser shall be deemed to be satisfied as to the description of the property. Any error or mis-statement shall not annul the lease/sale nor entitle either party to compensation in respect thereof.

Method of Sale

The freehold or leasehold interest of the site is available as a whole by private treaty. In both instances we do reserve the right to proceed to an informal tender. Please see the dedicated website for the bid procedure document.

VAT

All offers should be made exclusive of VAT.

Viewing Arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact Joanna Sroka at Knight Frank LLP, tel. 020 7861 5461 or email joanna.sroka@knightfrank.com; or Paul Deriaz at Deriaz Slater Commercial, tel. 01494 557337 or email pderiaz@deriaz.co.uk.

Postal Address

Bassetsbury Manor, Bassetsbury Lane, High Wycombe, Bucks, HP11 1QX.

Sat Nav Ref HP11 1QX

Further Information

Further information on the property is available including:

- Existing Floorplans
- Title Information
- Brochure
- EPC
- Bid Procedure

This information is available from the dedicated website www.inst.knightfrank.com/view/wdc

The password is 'wycombe'.

The property is also listed on www.knightfrank.co.uk and www.deriaz.co.uk

Should you wish to discuss the property in further detail please contact:

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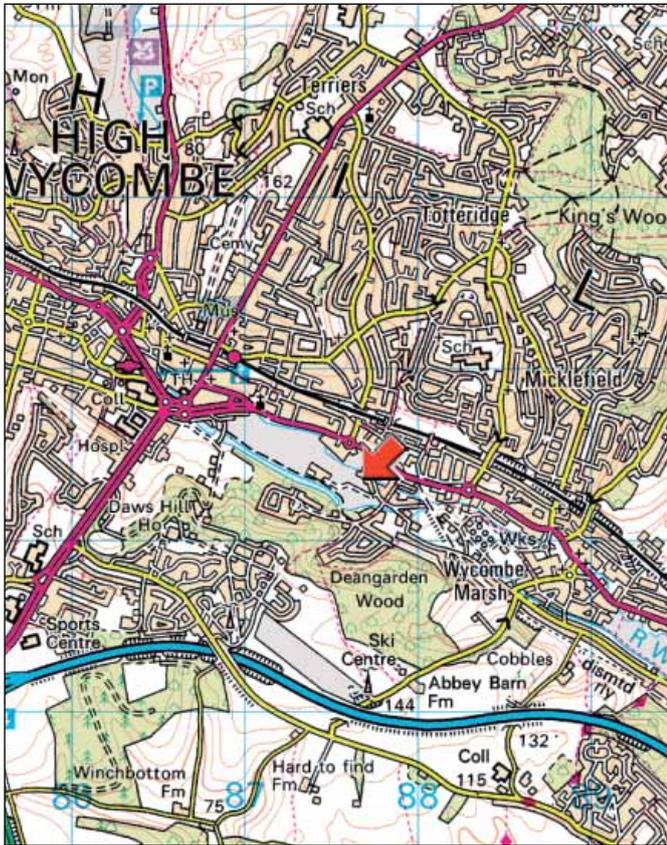
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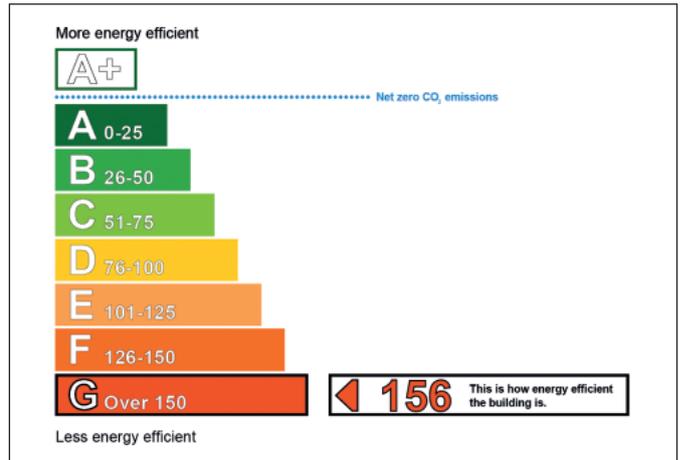
View of the southerly aspect of Bassetsbury Manor.



Disclaimer: These plans are for guidance only and must not be relied upon a statement of fact. Attention is drawn to the Important Notice.



Bassetsbury Bowls Club.



Important Notice

i. Particulars. These particulars are not an offer or contract nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Deriaz Slater LLP has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. ii. Images photographs and other information. Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development. iii. Regulations. Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

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