



Queen Victoria Road

H I G H W Y C O M B E

H P 1 1 1 B B





Exceptional Mixed-Use Development Site

A rare opportunity to acquire a strategically positioned 1.1 hectare (2.72 acre) former office campus with significant redevelopment potential in the heart of High Wycombe.

Given the site's location on the edge of the town centre and within a 5-minute walk of the train station and park-land, combined with the main road frontage, the development potential is significant.

Executive Summary

We are delighted to invite offers for a strategic site with potential for redevelopment in the heart of High Wycombe.

- The site extends 2.72 acres (1.1 hectares).
- Four self contained office buildings (Class E) with a Gross Internal Area (GIA) of 93,743 sqft.
- Located in High Wycombe, a historic market town that blends heritage and modern vibrancy and excellent connectivity to London.
- Opportunity for a range of development options, including Residential, Later Living, Hotel or Commercial development, subject to obtaining the necessary planning approvals.
- Located a 5-minute walk from High Wycombe Station which offers access to London Marylebone Station in approx. 25 minutes.
- Situated just north of M40 with excellent transport routes to London.
- Unconditional and Subject to Planning offers are invited for the freehold interest in the property via informal tender.





Existing Buildings

- The site currently accommodates four self-contained office buildings (Class E) arranged over ground and first floors (93,743 sqft GIA) with extensive on-site car parking.
- The existing buildings are let under a number of short-term agreements as office space. The site will be sold with Vacant Possession.

Location



High Wycombe combines the best of **market town charm** with exceptional connectivity to London and the wider South East. High Wycombe offers residents a **vibrant blend of historic character and modern amenities**, from the bustling High Street's diverse retail and dining scene to the beautiful **Chilterns** Area of Outstanding Natural Beauty on its doorstep.

5

Minute walk to The Rye



Cultural and Historic Scene



The town's **strategic location** provides unparalleled transport links, with the 25-minute rail connection to London Marylebone making it increasingly attractive to commuters, while the nearby M40 ensures excellent road access to Oxford, Birmingham, and beyond.

The town's retail and leisure offering centres around the popular Eden Shopping Centre, while independent cafes and bars create a vibrant social scene. High Wycombe benefits from outstanding educational institutions, including Buckinghamshire New University and the prestigious Wycombe Abbey School.

660

Square miles of the Chiltern Hills to explore

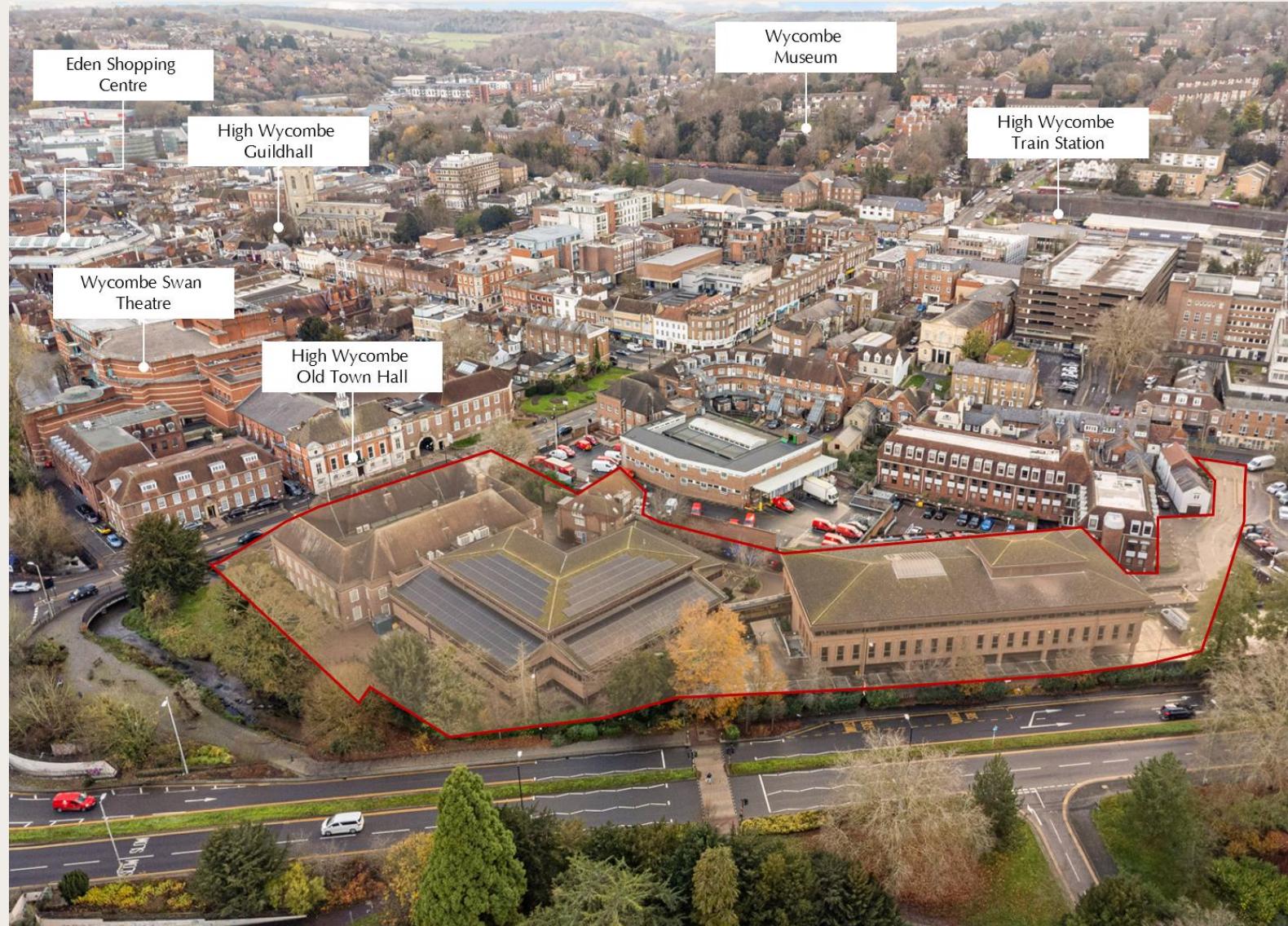
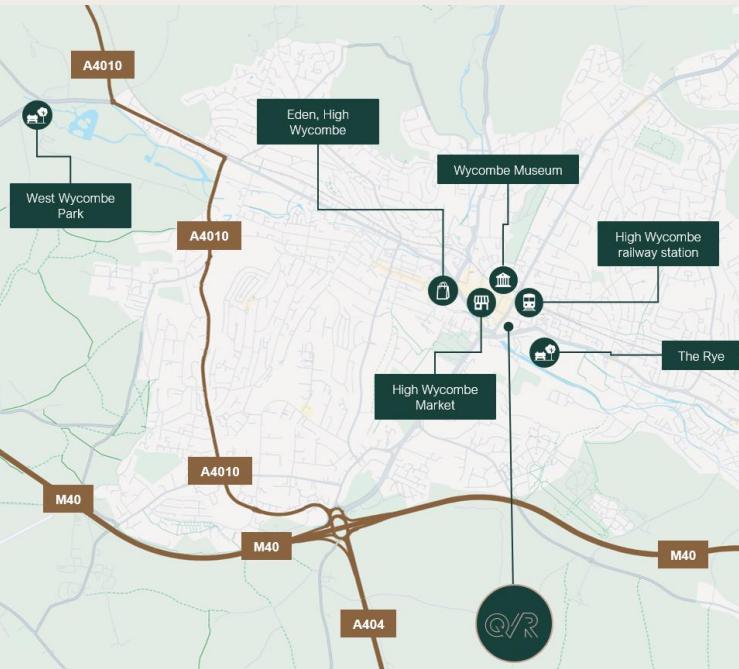


Market and Dining

20,000

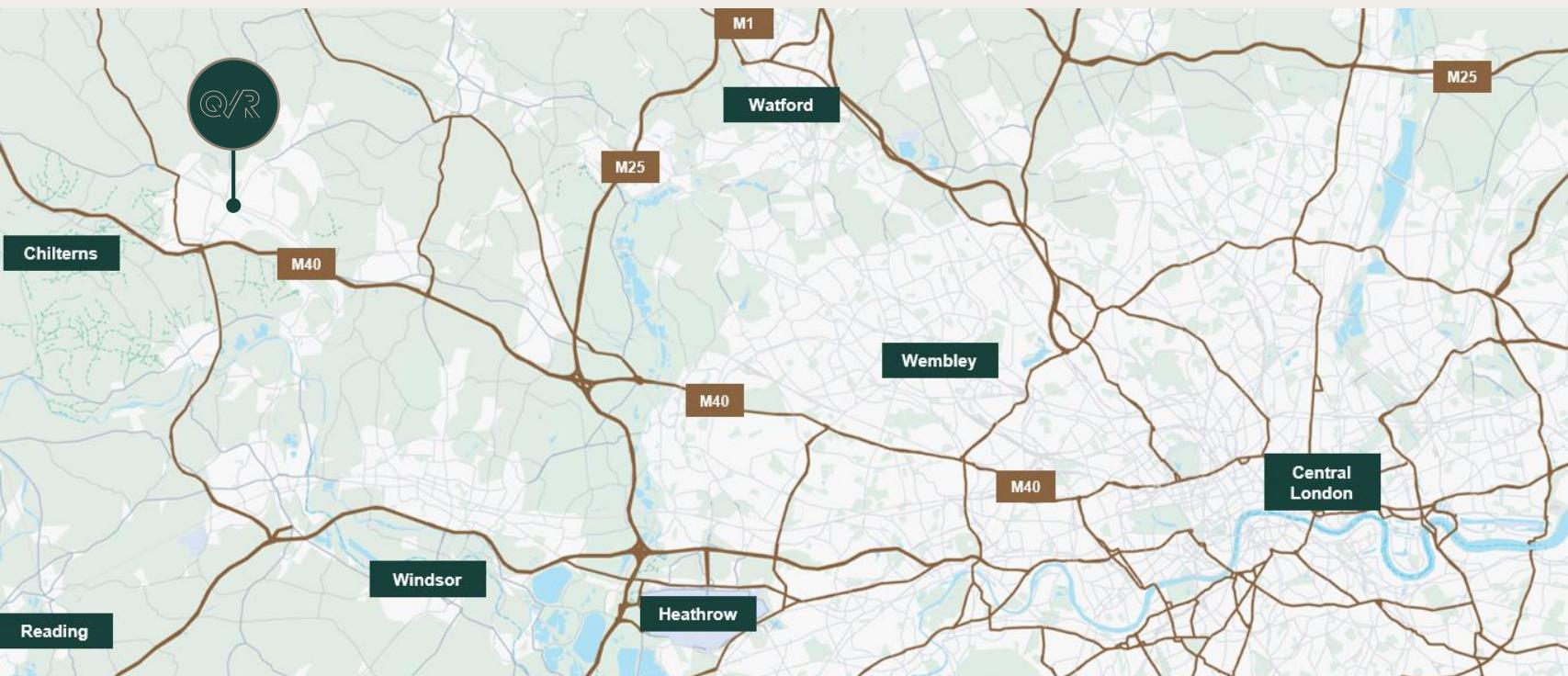
Students at Buckinghamshire New University

Exceptional town Centre location in the heart of High Wycombe.



Connectivity

- The site benefits from its prime position in the centre of High Wycombe, with excellent transport links into London and beyond. The site is within walking distance of High Wycombe train station, with regular direct services to Marylebone, London in circa 25 minutes.
- Junction 4 of the M40 is 1.5 miles from the site, offering connections to Birmingham, the Midlands, and broader national motorway network. The site enjoys strong road connectivity via the A40, which provides direct routes toward London and Oxford. The A404 provides additional north-south connectivity through the Thames Valley.
- High Wycombe town centre location ensures access to local bus services connecting surrounding towns and villages. The site's central position means many amenities, services, and transport nodes are within walking distance.



By Train from High Wycombe

London Marylebone	25-45 minutes
London Paddington	40-55 minutes
Oxford	35-40 minutes
Leamington Spa	50-55 minutes
Warwick Parkway	60-90 minutes

By Road from High Wycombe

Windsor	18 miles
Reading	22 miles
Heathrow Airport	25 miles
Oxford	25 miles
Central London	35 miles
Gatwick Airport	45 miles

Development Opportunities

Redevelopment Opportunity

There is potential to convert or redevelop the existing offices into a range of potential uses including residential, elderly living, healthcare or a hotel, subject to planning permission.

Planning Summary

- The site lies within the High Wycombe Conservation Area, with the Queen Victoria Road building considered worthy of local heritage listing. There is a preference for the façade of Building A to be retained – being a non-designated heritage asset.
- There is a preference for pedestrian connectivity to be improved across the site.
- The site is currently allocated under policy HWTC8 for primarily B1 (office) uses under the adopted Local Plan. However, Buckinghamshire Council are currently unable to demonstrate a five-year housing land supply. This housing land shortage engages the NPPF's "tilted balance" presumption in favor of sustainable development.
- Affordable Housing: Policy DM24 requires 48% affordable housing provision for sites previously in employment use, which applies to this former council office site.
- Housing Mix: Policy DM22 mandates mixed dwelling sizes and types for developments of 10+ units, with 5% self-build plots required for schemes of 100+ houses
- Flood Risk: Parts of the site fall within Flood Zones 1, 2, and 3, requiring sequential testing and specific flood risk assessments
- Design Standards: Policies CP9 and DM35 emphasise high-quality design that enhances local character, with appropriate building heights ranging from two to seven/eight storeys.



Build to Sell

High Wycombe has undergone a steady but meaningful transformation over recent years, repositioning itself as a more vibrant and liveable town centre rather than a purely retail-led destination. A sustained programme of residential development has brought new homes into the heart of the town, supporting a growing resident population and helping to create activity beyond traditional shopping hours. This shift has underpinned a more balanced, mixed-use environment, where living, working and leisure increasingly sit side-by-side.



Later Living Development

High Wycombe and its surrounding affluent catchment area represent a significant and under-served market for high-quality later living and care developments. The opportunity is driven by a powerful combination of compelling demographics, local wealth, and a strategic location that appeals to both residents and their families.

In the UK, population trends and projections show a significant increase in the number of residents aged 65 years and over, with numbers predicted to more than double between 2000 and 2040. 25% of the population in Buckinghamshire is aged 60+, representing a significant opportunity for later living development.



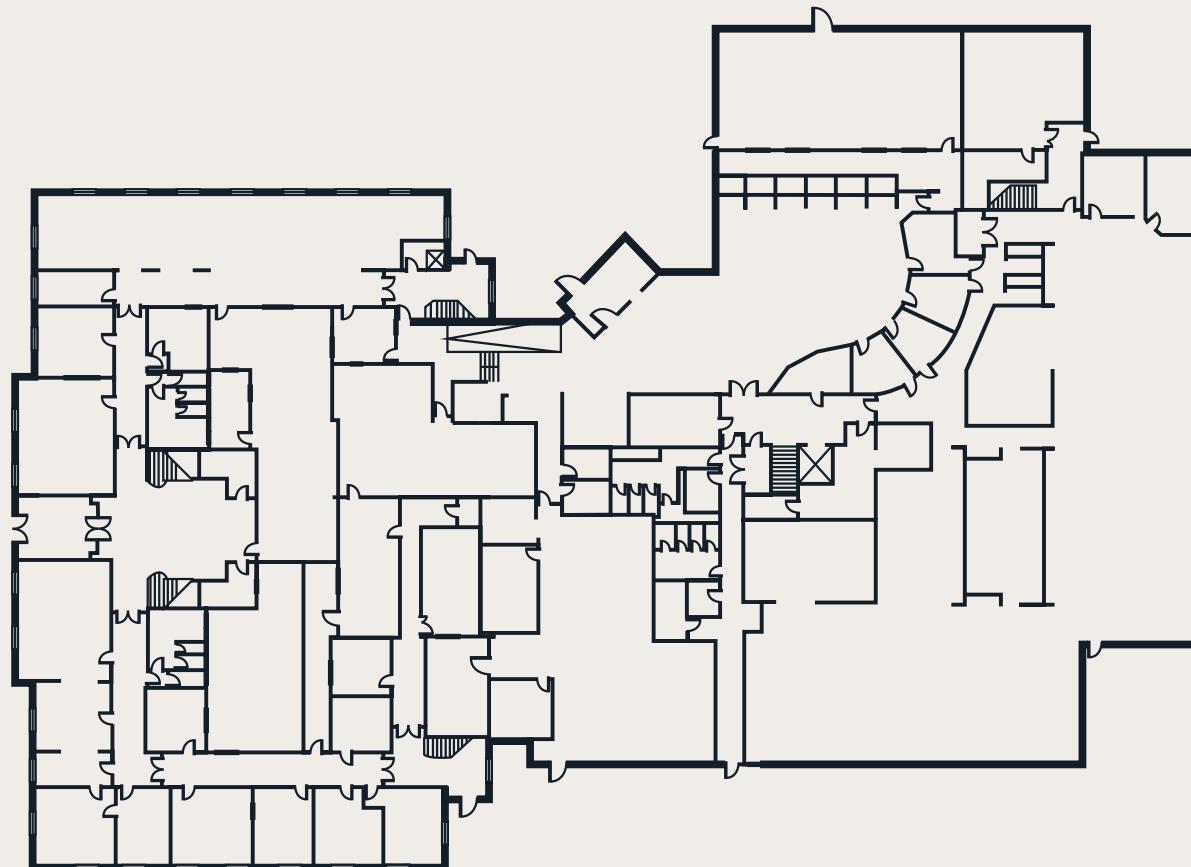
Hotel Sector

There is a strong and increasingly compelling case for hotel development in High Wycombe, driven by the town's transition into a more vibrant, mixed-use centre with a growing residential population and improving amenity base. As regeneration activity continues to reshape the town centre, hotels are well placed to benefit from increased footfall, longer dwell times and a broader range of reasons for people to stay overnight rather than commute in and out. From a development perspective, there are clear opportunities to integrate hotels into mixed-use schemes, particularly on town-centre sites where former retail or office uses are being repositioned.

Existing Floor Plan – Building A and B Ground Floor

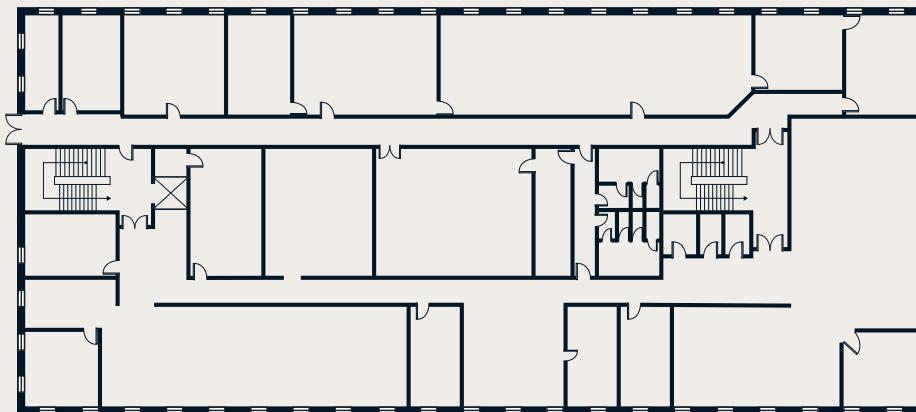
Buildings A and B

- Building A (QVR Building):
 - 2,203 sqm (23,713 sqft)
 - Circa 1930s neo-Georgian
 - Three storeys with pitched tiled roof
- Building B (Extension):
 - 3,543 sqm (38,136 sqft)
 - Circa 1980s
 - Three storeys
 - Brick and glazed construction



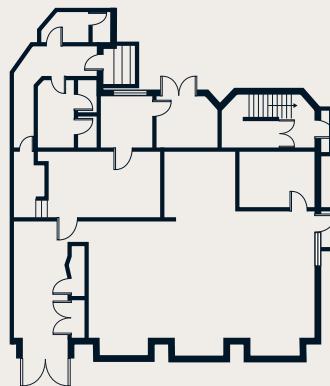
Existing Floor Plan – Albert House and Annexe Building

Albert House



- Building C (Albert House):
 - 2,591 sqm (27,889 sqft)
 - Separate 3-storey building
 - Circa 1980s
 - Linked by elevated walkway to Buildings A and B.

CCTV Building - Annexe Building



- CCTV Building – “The Annexe”:
 - 372 sqm (4,004 sqft)
 - 2-storey block
 - 1930s style



Additional Information

Property Information

Legal & Title

The site is held Freehold. Further details and title information is available within the data room.

Vacant Possession

The site will be handed over with Vacant Possession.

EPC

Buildings A and B have an EPC of D, which is valid until 2035. Building C has an EPC of D which is valid until 2035. The Annexe Building has an EPC of E, valid until 2028.

Transaction Information

VAT

The subject site has been elected for VAT.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser Know Your Client documentation request will be made.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

The property may be inspected strictly through prior appointment only via JLL or Chandler Garvey. Please contact a member of the disposal team to arrange.

Offers

The Freehold interest is offered for sale by Informal Tender on both unconditional and conditional (subject to planning) basis. A bid pro forma will be made available in the data room for purchasers to complete nearer the bid deadline.

Overage

The vendor will be seeking overage. More information on this will be available in the bid pro forma.

Data Room

For further information please use this [link](#) or contact a member of the disposal team to arrange access to the data room.

Bid Deadline

The deadline for the first round of bids is the 16th March 2025.





Contacts

JLL CONTACTS –

MORGAN GREALIS
M: 07751 733510
Morgan.Grealis@jll.com

GEORGE KILLEN
M: 07729 074269
George.Killen@jll.com

CHANDLER GARVEY CONTACTS –

SAJAAD AHMAD
M: 07841 199840
Sajaad.Ahmad@jll.com

KATIE ROBERTS
M: 07707 171733
Katie.Roberts@jll.com

MICHAEL GARVEY MBE
M: 07899 790040
MG@chandlergarvey.com

JOANNA KEARVELL
M: 07887 793030
JK@chandlergarvey.com

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