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**PRELIMINARY DETAILS**  
**PRINCES RISBOROUGH**

**ST TERESA'S AND KER ANNA  
AYLESBURY ROAD  
HP27 0JW**

**FOR SALE**  
**CIRCA 15,000 SQ FT GIA ON 0.5 ACRES**

**FORMER INDEPENDENT SCHOOL AND NURSERY  
PROMINENT TOWN CENTRE LOCATION  
CHANGE OF USE AND REDEVELOPMENT POTENTIAL  
SUBJECT TO PLANNING**



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## Location

Prominently located within Princes Risborough town centre, the property is directly accessed from the A4010 Aylesbury Road adjacent to the roundabout leading to the Tesco superstore and the High Street and set behind St Teresa's Roman Catholic Church.

Equidistant between High Wycombe and Aylesbury (8 miles) and 8 miles from the M40 motorway (J6), Princes Risborough is strategically located with the additional benefit of rail connections to London Marylebone with a fastest journey time of about 40 minutes.

Princes Risborough, an historic market town, is located on the edge of the Chiltern Hills with a population of circa 8,000 but this is set to grow significantly with major housing development allocations with associated infrastructure, including a town centre bypass.

## Description

Until recently, the property was used as an Independent Roman Catholic school and nursery. There is an extensive range of accommodation over single and two storey elements in keeping with its former use, including a range of classrooms, admin offices, a large dining hall with a commercial kitchen and a playground.

Ker Anna is a self-contained three-storey building at the front of the site most recently used as admin offices and a meeting facility.

**NOTE:** In addition to these two elements of the site, there is a hall (shaded blue on the site plan) that could form part of the sale. Access to the hall is available through the school buildings.

## Accommodation

	Ker-Anna				St. Teresa's School			
	Gross Internal Area		Net Internal Area		Gross Internal Area		Net Internal Area	
Floor	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground	94.8	1020	64.4	693	692.6	7455	376.7	4055
First	79.0	850	62.2	670	492.9	5306	387.1	4167
Second	19.1	206	11.0	118	0.0	0	0.0	0
<b>Total</b>	<b>192.9</b>	<b>2076</b>	<b>137.6</b>	<b>1481</b>	<b>1185.5</b>	<b>12761</b>	<b>763.8</b>	<b>8221</b>

Total excluding the hall				
Gross Internal Area		Net Internal Area		
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
	<b>787.4</b>	<b>8475</b>	<b>441.1</b>	<b>4748</b>
	<b>571.9</b>	<b>6156</b>	<b>449.3</b>	<b>4836</b>
	<b>19.1</b>	<b>206</b>	<b>11.0</b>	<b>118</b>
	<b>1378.4</b>	<b>14837</b>	<b>901.4</b>	<b>9703</b>

The Hall at St. Teresa's School				
Gross Internal Area		Net Internal Area		
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
	164.3	1769	135.8	1462
	0.0	0	0.0	0
	0.0	0	0.0	0
	164.3	1769	135.8	1462

## Price

Offers are invited in excess of £1.85 million. VAT is exclusive.

## Tenure

The property is for sale freehold.

## Planning

A firm of planning consultants has provided a planning advice note relating to the existing use and the potential for alternative uses and redevelopment. A copy of this is available on request. This considers the potential for redevelopment for housing amongst other matters.

Buckinghamshire Council adopted the new Local Plan for the Wycombe Area, which the Site falls within, in August 2019. Most of the Site is shown on the Proposals Map as being within the Princes Risborough Town Centre boundary, and within the Princes Risborough Conservation Area.

Whilst there are no listed buildings on site, the Site buildings are all located in the Conservation Area (CA), with the balance of land directly adjoining the CA. Policy DM31 – Development Affecting the Historic Environment is therefore a key policy that applies to the Site.

Subject to full consideration of all relevant matters, the Site is regarded as having good redevelopment potential. It is in a highly sustainable location within Princes Risborough Town Centre and is easily accessible to a range of services and facilities. It has the potential to deliver a high-quality scheme that could enhance this part of the Town Centre as well as the Conservation Area.

## Energy Performance Certificate

St Teresa's C64 valid until 24<sup>th</sup> April 2028

Ker Anna D98 valid until 17<sup>th</sup> April 2028

## Legal Costs

Each party will be responsible for its own legal costs.

## Viewing

Strictly by appointment through the sole selling agents.

For further information please contact

**Michael Garvey**

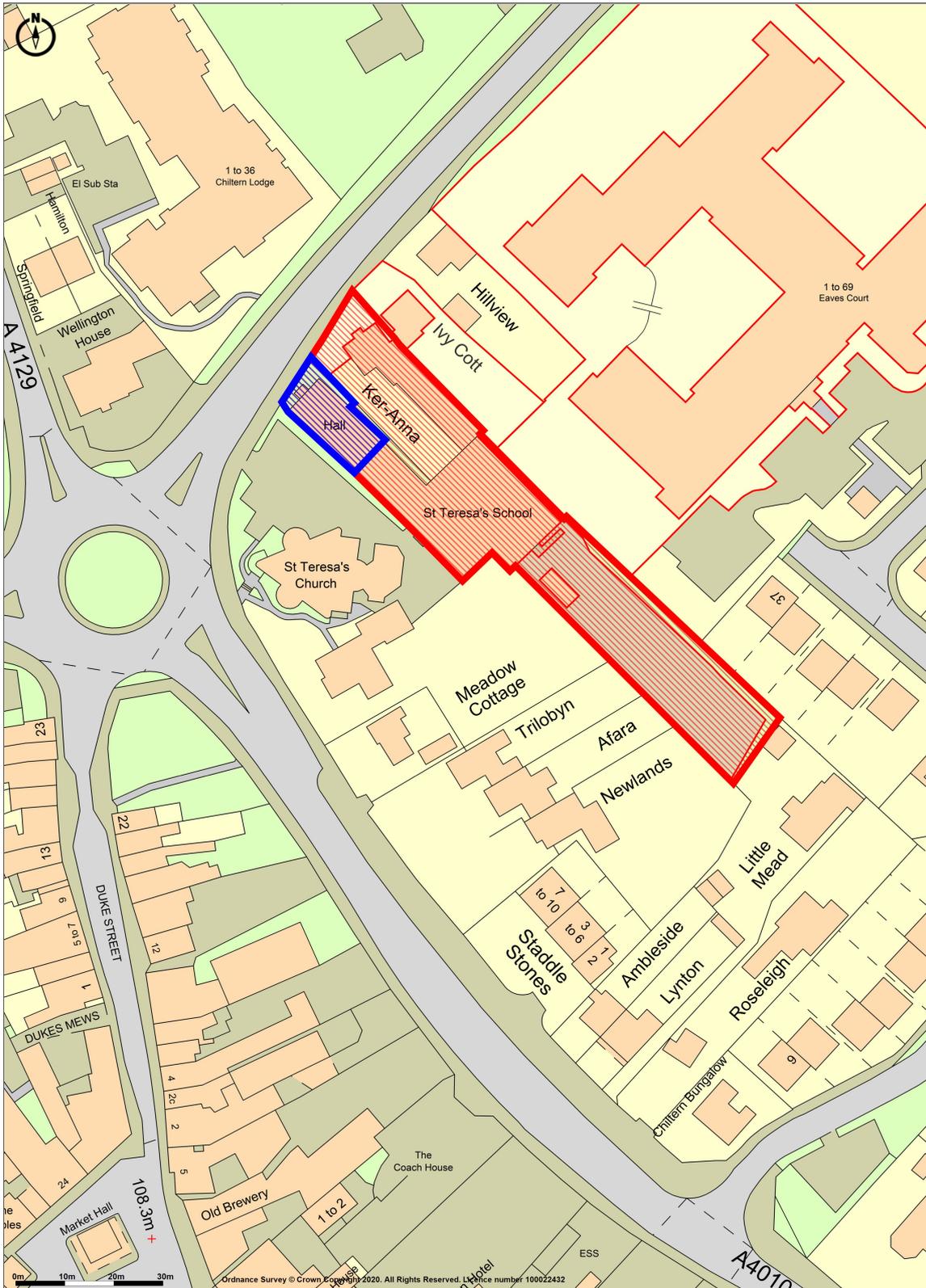
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**01494 460250**

**07899 790040**

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. Subject to contract. Information accurate as of January 2021.

**St Teresa's and Ker Ana, Princes Risborough (hatched red)  
Adjoining hall that could form part of the sale; hatched blue.**



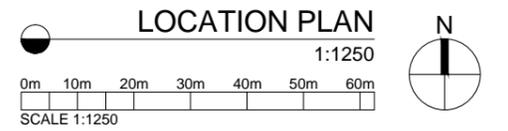
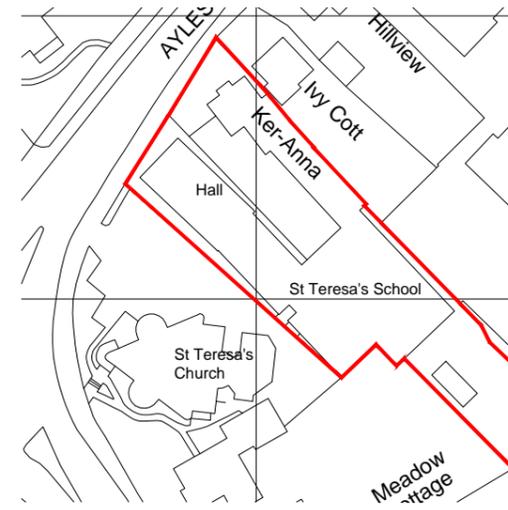
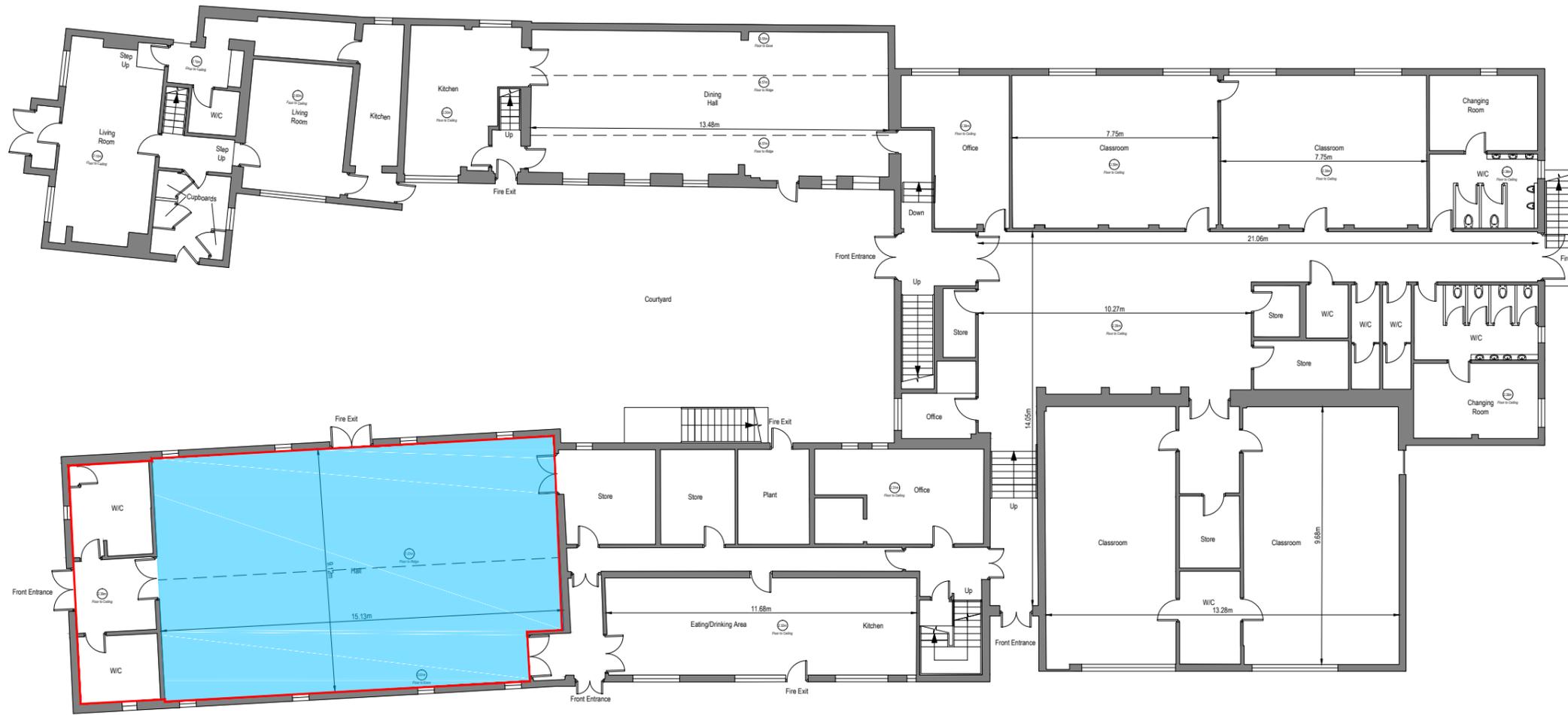
**Promap v2**  
LANDMARK INFORMATION

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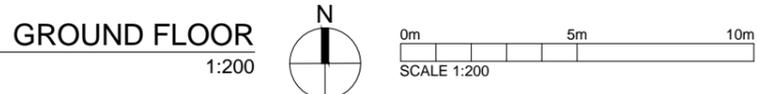
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**Subject to Contract**

**GENERAL NOTE**  
 This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued.  
 All interior dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All levels and dimensions must be checked on site.  
 Any discrepancies with the information depicted in this drawing must be reported in writing. Responsibility cannot be accepted for alterations made to this drawing without prior permission.  
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 Blue area = IPMS3

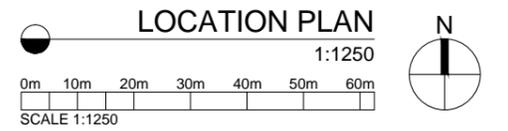
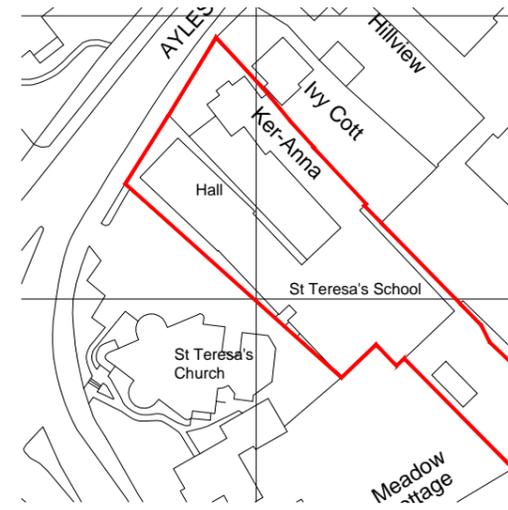
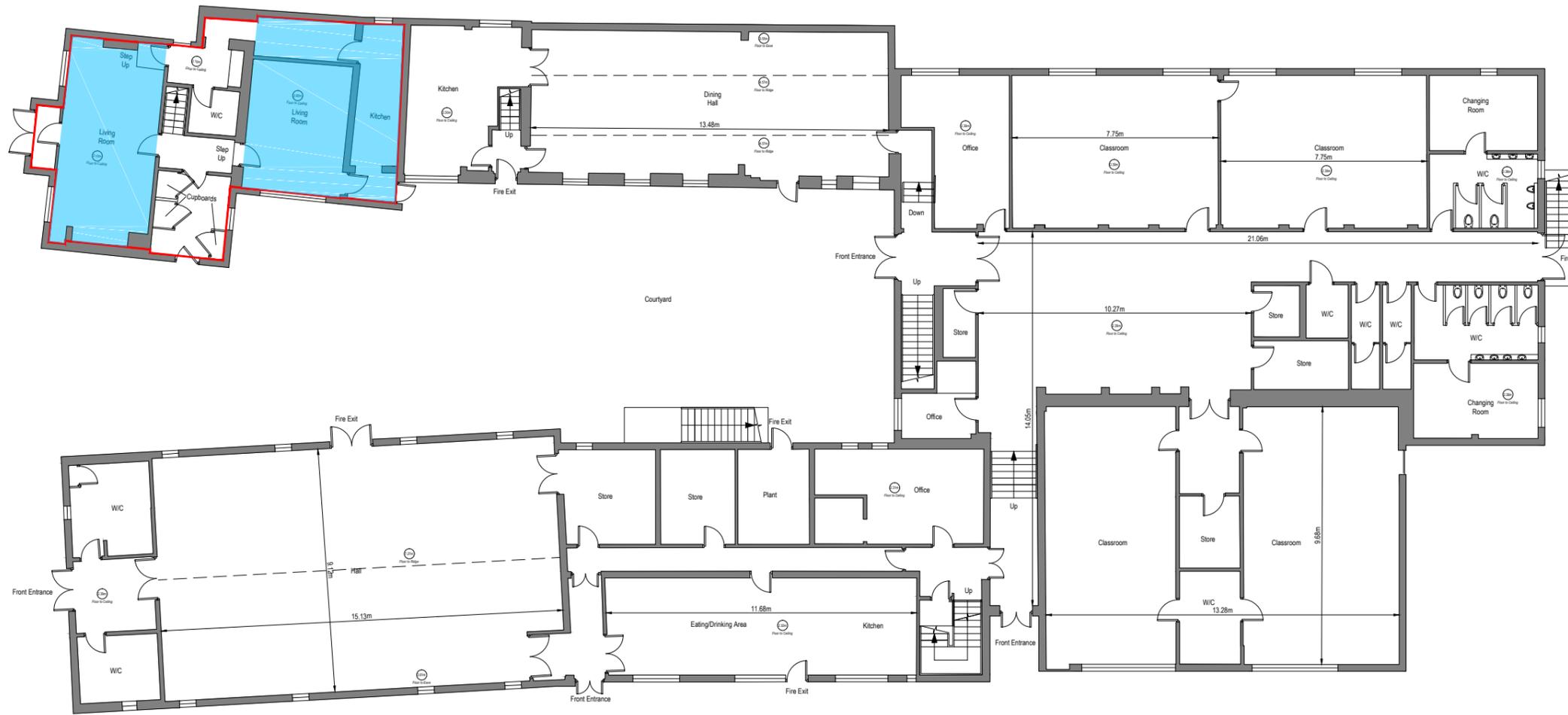


PROJECT TITLE  
**THE HALL AT ST TERESA'S SCHOOL**  
 AYLESBURY ROAD  
 PRINCES RISBOROUGH HP27 0JW  
 DRAWING TITLE

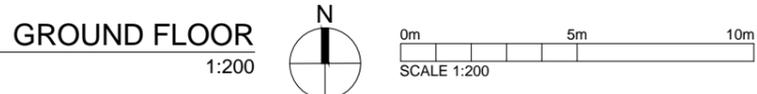
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SCALE	SIZE	DRAWING
1:1250 / 1:200	A3	267691
DRAWN	CHECKED	DATE
JC	MG	11/2020

**FOURWALLS™**  
 SUITE 1.14, BUILDING THREE  
 WATCHMOOR PARK, CAMBERLEY, GU15 3YL  
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= IPMS2  
 = IPMS3

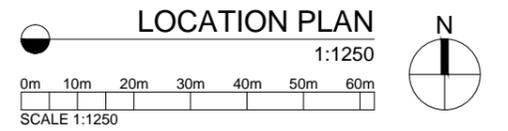
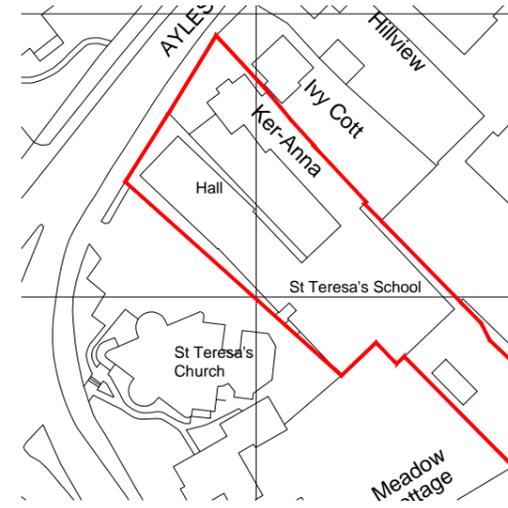
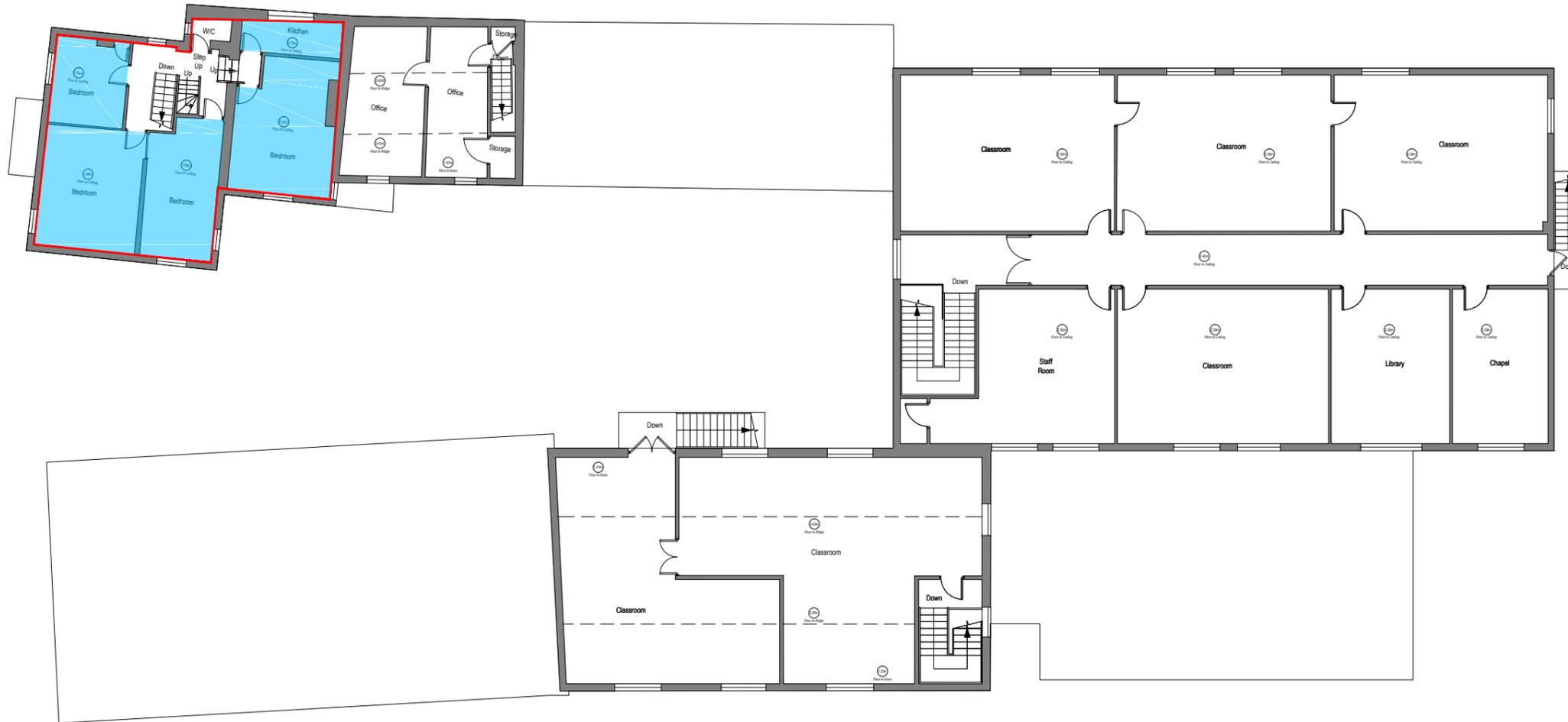


PROJECT TITLE  
**KER-ANNA**  
 AYLESBURY ROAD  
 PRINCES RISBOROUGH HP27 0JW  
 DRAWING TITLE

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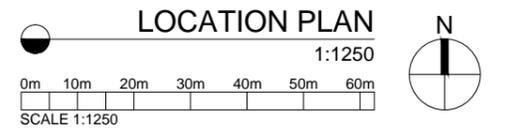
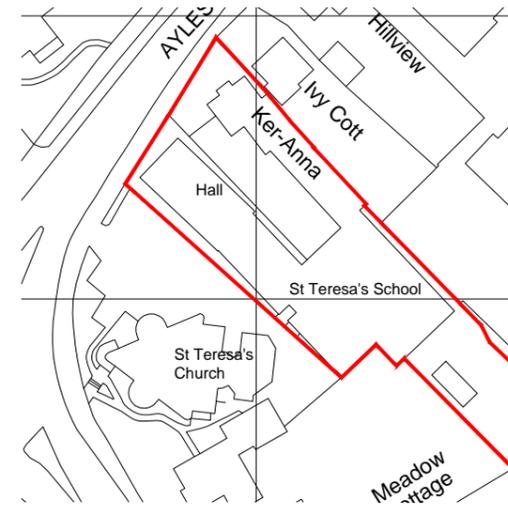


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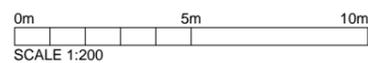
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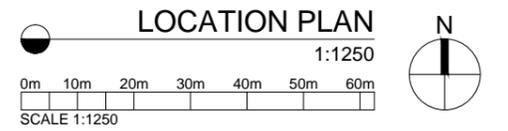
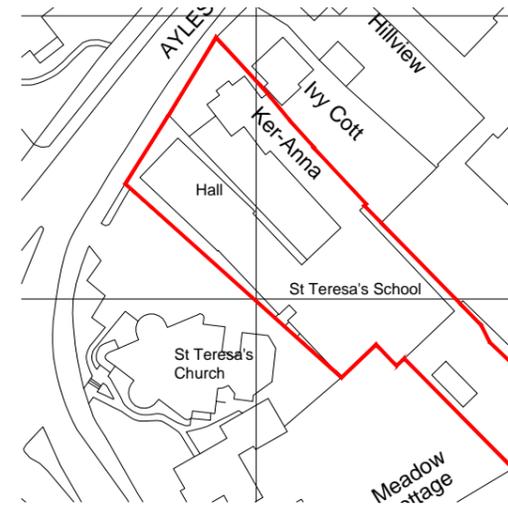
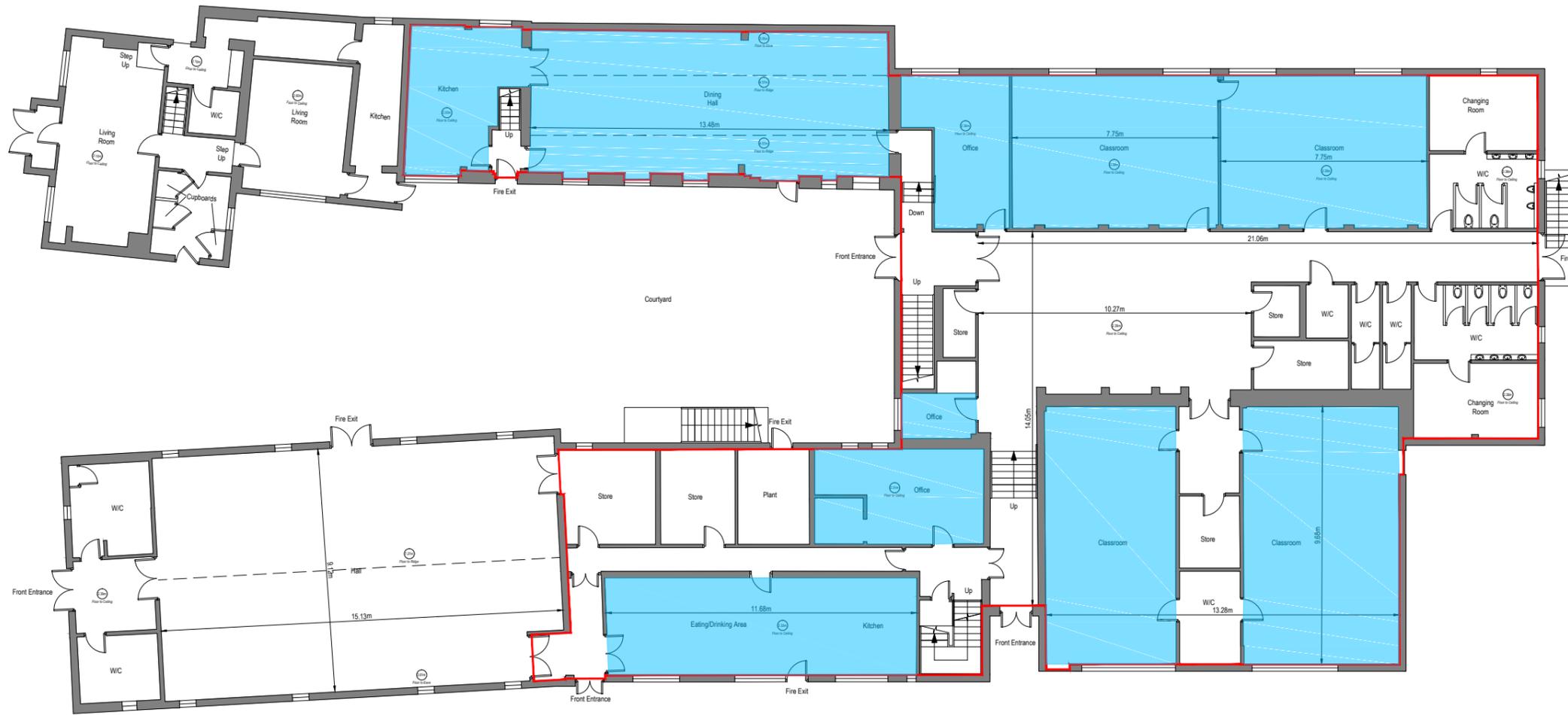
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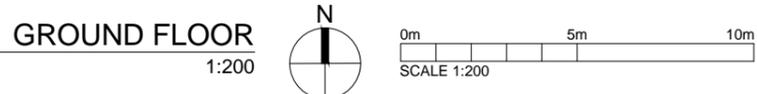
**SECOND FLOOR**  
 1:200



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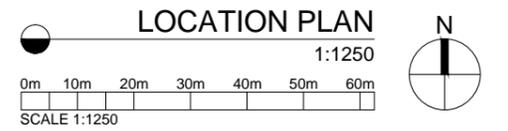
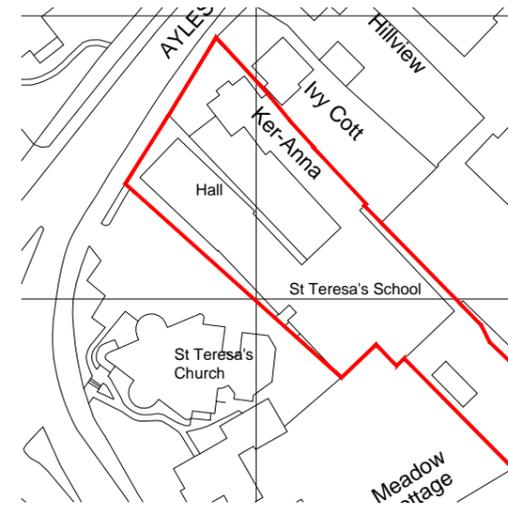


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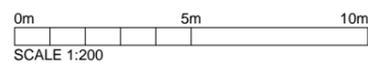
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**FIRST FLOOR**  
 1:200



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