

# Residential Ground Rent Investment – For Sale



**FOR SALE BY PRIVATE TREATY – OFFERS IN EXCESS OF £50,000**

**Flats 10a – 16b,  
Oakengrove Court,  
Oakengrove Road,  
Hazlemere, HP15 7LW**



**Location:**

Residential ground rent investment for sale in the centre of Hazlemere. Hazlemere is a large village just outside of High Wycombe, a well sought-after village and desirable location. Junction 4 of the M40 Motorway is approximately 4.5 miles away and within a short driving distance.

High Wycombe is approximately 2.5 miles southwest of Hazlemere with Beaconsfield approximately 5.5 miles southeast and Marlow approximately 7 miles southwest.

**Description:**

- Six blocks comprising 18 residential flats (18 x 1 Bed flats)
- Communal gardens/outdoor space
- 15 residential car parking spaces and 6 communal spaces
- Rent passing of £703.99 pa from five flats

**Tenure:**

The property is held freehold

**Conditions:**

The transaction is subject to the Leaseholders not exercising their Rights of First Refusal following service of the formal notice at the agreed purchase price.

**Insurance and Service Charge:**

Management company insure and maintain common parts.

**EPC:**

Available on request.

**Legal costs:**

Each party to bear their own professional costs.

**Viewing:**

For further information, please contact Connor Harrington on 01494 689 604

[ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk)

November 2021

**Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Property	Term	Ground Rent	Unexpired Lease Term**
Flat 10a	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 10b	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 11a	99 years from 8 <sup>th</sup> November 2012	£200 subject to review	90 years and 0 months.
Flat 11b	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 11c	99 years from 1 <sup>st</sup> July 1982	£101.33 subject to review*	59 years and 9 months.
Flat 11d	99 years from 1 <sup>st</sup> July 1982	£101.33 subject to review*	59 years and 9 months.
Flat 12a	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 12b	99 years from 10 <sup>th</sup> April 2014	£200 subject to review	91 years and 5 months.
Flat 14a	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 14b	99 years from 1 <sup>st</sup> July 1982	£101.33 subject to review*	59 years and 9 months.
Flat 14c	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 14d	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 15a	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 15b	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 15c	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 15d	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 16a	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.
Flat 16b	189 years from 1 <sup>st</sup> July 1982	Nil	149 years and 9 months.

\*Under the terms of the original leases granted a ground rent of £52.00 per annum is to be paid which is subject to review on each assignment.

\*\* Unexpired lease terms believed to be correct as of November 2021 when these details were produced.

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