

Site ID	Site Name	Site Size (ha)	Summary Property Appraisal	Site Scoring				Appraisal of potential change options										
				Highways	Environment & Amenity	Existing Occupier Environment	Strategic Marketability	Justification of Future Role	Employment Intensification	Employment Redevelopment	Employment Ancillary Uses	Employment (Other)	Redev Mixed Use	Redev Housing	Redev Other	Role Summary	Change Option	
107	Temple End	0.36	mix of 5 different properties - all offices except Pervisell, small Victorian factory unit. Offices have secondary or small users. Offices of various ages but mostly 1980's design.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Some of office development would benefit from more modern facilities therefore redevelopment suggested.	0	1	0	1	0	0	0	0	AER	Redevelopment
111	Dashwood industrial Estate	0.31	Meets the needs of existing occupiers. Premises in reasonable condition. Little flexibility for change apart from recent building - reuse potential low due to access and servicing issues, possible potential for division - 3 storey, long and thin building.	4 Poor	2 Good	2 Good	3 Fair	Some subdivision/modification/conversion of 3 storey vacant premises.	1	0	0	0	0	0	0	0	AER	Modification
122	Sword House	0.42	A - 1980 HQ building for Wilkinson Sword UK (condition not great). B - 1970 office/shop mixed use building.	2 Good	2 Good	3 Fair	3 Fair	Improve quality of offices at site A (Refurbish) - Redevelop site B (mixed use).	0	0	0	0	1	0	0	0	AER	Redevelopment (part)
126	Trinity Road	0.55	Includes a public car park, police station and offices situated in the former/old police station unit. Also includes a church which has not been included in the assessment.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Car park could be redeveloped to accommodate office uses; potential to develop entire site, but would have to acquire police station and other uses.	0	1	0	0	0	0	0	0	AER	Redevelopment
127	Dean Street	0.22	Existing role is mixed. Windsor House dominates Chapel Street, whilst the remainder of the site accommodates mixture of shops and vehicle repair buildings. All properties are in good condition.	2 Good	3 Fair	1 Very Good	2 Good	Potential to redevelop Windsor House in the future - a good deal of space is currently taken by car parking. Site acquisition could lead to more comprehensive redevelopment of the entire site to accommodate a high value office block.	0	1	0	0	0	0	0	0	AER	Redevelopment (possible long term)
13	Westfield Farm	2.98	Site contains a number of informal storage units in various condition. No indication regarding the exact use of the buildings.	1 Very Good	3 Fair	3 Fair	3 Fair	Potential to develop a courtyard style development, but at present the site appears to be fully occupied, meaning site would need to be cleared of present occupiers.	0	1	0	0	0	0	0	0	AER	Redevelopment
145E	Fleming Way	9.14	This site is extremely varied regarding it's quality. It has grown incrementally and much of the older stock is in a poor state of repair and suffers from poor access.	2 Good	3 Fair	3 Fair	2 Good	The older sites lend themselves to the incremental redevelopment over the next 15 years, which would serve to improve the image of Cressex.	0	3	0	0	0	0	0	0	AER	Redevelopment
145G	Wellington Road North	1.31	Medium sized units accommodating SME's. Generally 5-10 years old or 20-50 years old, 2 storey units with warehouse and offices above.	3 Fair	2 Good	3 Fair	2 Good	Longer term potential to redevelop the site, which is one of the older areas on the Cressex estate.	0	1	0	0	0	0	0	0	AER	Redevelopment
145H	Merlin Centre	6.53	Merlin centre recent development of warehouse / light industrial units containing wide range of businesses - good condition. Adjacent units older of poorer quality - mainly engineering type occupiers.	2 Good	1 Very Good	1 Very Good	1 Very Good	Potential for far eastern part of zone to be incrementally redeveloped	0	0	0	0	0	0	0	0	AER	Redevelopment (eastern fringe of site only)
145I	Lincoln Road	13.01	Small light industry / workshop units for SME - 1980's style buildings.	1 Very Good	1 Very Good	2 Good	2 Good	Incremental redevelopment as opportunities become available	0	1	0	0	0	0	0	0	AER	Redevelopment
145J	Lincoln Park Business Centre	1.1	A wide types of premises and occupiers. Some SME's and some more established businesses.	2 Good	2 Good	2 Good	2 Good	Redevelopment potential exists.	0	1	0	0	0	0	0	0	AER	Redevelopment
145L	Halifax Road	17.08	Mix use - high tech as well as engineering. Mix of types of units up to 50 years old, but some more modern offices.	3 Fair	2 Good	2 Good	2 Good	Long term potential for selective redevelopment of older premises as opportunities arise	0	0	0	0	0	0	0	0	AER	Redevelopment
147	Thames Estate	11.05	Site generally contains more sui generis uses than Globe Park; however, not all properties are workshops/garages - there are a number of high quality office units. In particular Globeside which exist. It is generally these high quality buildings that are currently vacant.	2 Good	2 Good	3 Fair	2 Good	Incremental redevelopment of older buildings is needed to add value to the overall image of the site.	0	2	0	0	0	0	0	0	AER	Redevelopment
148	Glory Park	4.91	A construction site at present	N/a	N/a	N/a	N/a	N/a	1	0	0	0	0	0	0	0	AER	Vacant Land
153B	Knaves Beech Way	5.95	charted accountants in converted Georgian style building, other building a 1960s factory unit. Both businesses locally based, both set of buildings in good condition, neither looking as if they are likely to move in near future. Warehousing / manufacturing to the north east of the site, generally for locally based businesses and includes current Dreams PLC HQ. Properties generally 2 storey warehouse type.	1 Very Good	2 Good	1 Very Good	1 Very Good	Development of high value site at this location adjacent to existing offices. It would be close to M40 and have good access to London and m4 corridor	0	1	0	0	0	0	0	0	AER	Redevelopment
157	Biffa	1.39	Site for maintenance of Biffa vehicles, small section of the site let for SME's (former uses for depot?). SME's a logical business. Property in good condition - no obvious signs of users moving on. Small office unit vacant - agents Phillip Mark Collin Deny.	2 Good	2 Good	2 Good	3 Fair	Potential expansion to kingsmead.	1	1	0	0	0	0	0	0	AER	Redevelopment
162	Station Road, Loudwater	1.22	Site currently contains a large number of premises that appear to be trading on the margins; a large portion of the site is being redeveloped at present, but even after these changes, a great deal of scope will still exist to further redevelop the site in the future.	2 Good	2 Good	4 Poor	3 Fair	Some existing business quite marginal, hence the scope for redevelopment.	0	0	0	0	0	0	1	0	AER	Redevelopment
17	Westhorpe House	4.43	Entire site supports Lexmark International Ltd. In a number of buildings that are all in excellent condition.	1 Very Good	2 Good	1 Very Good	2 Good	Existing occupier has established itself there, it's a green belt location: any scope for change is limited. However, potential to redevelop the static homes to accommodate further business activities.	1	0	0	0	0	0	0	0	AER	Redevelopment (part)
180	village cars	0.11	Old barn converted to car sales, small single storey garage / workshops to rear. Little opportunity for other users although barn may be starter unit	2 Good	2 Good	3 Fair	4 Poor	No reason to change this site's role	0	0	0	0	0	0	0	0	AER	Less intrusive employment use
182	Princes Estate	10.41	Contains one high value user that has elements of site / warehouse / distribution on site. A very new and expensive building in outstanding condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Potential to accommodate additional employment units on this site as the current occupier only uses part of site. Enterprise hub proposed.	1	0	0	0	0	0	0	0	AER	Intensification
183	Ibstone Road	2.54	Site derelict - agents DT2 "development site" 6.7 acres. Former workshops but little opportunity for reuse.	1 Very Good	3 Fair	3 Fair	4 Poor	site derelict, little apparent likelihood of further b use	0	1	0	0	0	0	1	0	AER	Vacant Land - Redevelopment for employment
188	Sewage Works	2	sewage works	5 Very Poor	3 Fair	3 Fair	4 Poor	Could be redeveloped if access issues resolved.	0	2	0	0	0	0	0	0	AER	Employment land allocation - redevelopment for employment
20	Opposite Church Road, Marlow R	1.33	Site contains a mixture of barns that are in a very bad state of repair and a local farm shop operating across the road.	3 Fair	3 Fair	4 Poor	3 Fair	Good access to main road, potential to convert / redevelop barns to SME start up units.	1	0	0	0	0	0	0	0	AER	Intensification
24	Various employment sites adjacent	0.84	Existing role - site holds various employment uses, ranging from light industry to office use. Although the majority of the site is in good condition, certain buildings furthest away from the village green are not as good (although they've still fit for purpose).	2 Good	3 Fair	2 Good	2 Good	Potential to redevelop the lionshoe of the site to accommodate higher land uses / provide a high quality investment site to businesses which are in keeping with local environment. Could include mixed use/residential component.	0	1	1	0	0	0	0	0	AER	Redevelopment / introduction of ancillary activities
27	BT Premises	0.14	Plot contains a single BT building, exact use is unclear. Property is in reasonable repair state, but won't last too much longer without major repairs.	2 Good	3 Fair	3 Fair	3 Fair	BT likely to remain on site for sometime, but should site become vacant, would suit a SME start up.	0	1	0	0	0	0	0	0	AER	Redevelopment
28	SMT Network Solutions	0.19	Site has two occupiers at present. Both small scale and with a mixture of office / workshop space. Property is in reasonable condition.	2 Good	3 Fair	2 Good	3 Fair	Potential to redevelop which would allow intensification of the land on the site. Not needed immediately though. Could potentially support live-work.	0	1	1	0	0	0	0	0	AER	Redevelopment long term
38	Abbey Barn Road Estate	0.51	provides premises for sme incubation / consolidation and small warehouse space.	2 Good	1 Very Good	2 Good	3 Fair	Potential for redevelopment of Mansfield's wholesale site for employment use. Existing use is incompatible with neighbouring activities in terms of quality.	0	1	0	0	0	0	0	0	AER	Redevelopment of part of site
41	Highways depot	1.34	Properties serve roles as base for motorway maintenance and county council vehicle depot.	1 Very Good	1 Very Good	2 Good	1 Very Good	Location adjacent to motorway, appropriate for development of high value nature.	0	1	0	0	0	0	0	0	AER	Redevelopment
50	Wyebridge House	0.1	Supports a single business unit, property in good condition, but unclear how much of the building is currently occupied.	1 Very Good	2 Good	1 Very Good	2 Good	Amount of spare / vacant space on the site lends itself to intensification. Location would be attractive to SME.	1	1	0	0	0	0	0	0	AER	Redevelopment
65	Finings Road	0.58	Accommodates two SME's - locally based. Single storey units for car and print business, dating from 1950's. Yard / Office derelict and boarded up.	2 Good	1 Very Good	3 Fair	4 Poor	Potential for redevelopment of derelict premises for small scale affordable start up premises.	0	1	0	0	0	0	0	0	AER	Potential for redevelopment of derelict buildings for employment use
68	Derehaus Lane	0.34	Various offices located in smart corner plot (London Road / Station Road), with one vacant office unit. Plot containing Design Facilities Engineers in good condition, but Kellforms is of a more marginal unit.	2 Good	1 Very Good	1 Very Good	1 Very Good	Potential to redevelop Kellforms Woodmasters Ltd site - existing property is reasonably dated; an attractive site to a SME requiring good motorway access.	0	1	0	0	0	0	0	0	AER	Redevelopment
7	Mayflower House	1.21	Site currently has a substantial property on it which is currently being used for B1 use. However, this property comprises a small proportion of the overall site. The building is in a good state of repair. Unclear what percentage of building is currently occupied.	2 Good	3 Fair	1 Very Good	2 Good	Potential to develop the site further, given its attractive location and proximity to the motorway. Constrained by green belt issue.	1	0	0	0	0	0	0	0	AER	Intensification
71	Fairview Industrial Estate	1.13	Light industrial space for local businesses.	5 Very Poor	4 Poor	3 Fair	4 Poor	Site fully occupied although poor, site quality and access meet existing user needs. Should existing occupiers vacate the site - site most likely to prove attractive to small/micro enterprises possibly as part of a mixed use scheme or alternative uses.	0	1	0	0	1	1	0	0	AER	Potential for small units if existing occupiers vacate.
80	West Wycombe Road	0.32	The site is currently dominated by a budget car centre, which is currently having works carried out on it; and a number of old buildings that are vacant and are in a poor state of repair. Generally 2/3 storeys high.	3 Fair	3 Fair	4 Poor	3 Fair	No change for budget section of site, but remainder of site has potential to be developed into units suitable for SME start ups.	0	1	0	0	0	0	0	0	AER	Redevelopment (part)
9	Wycombe Airfield	7.48	Mainly focused on aviation. Some offices plus Onyx waste depot. Around half of airfield buildings date from WW2. Generally in good condition.	1 Very Good	2 Good	2 Good	3 Fair	Generally airfield related uses. Could be scope for selective redevelopment upgrading of existing premises for continued employment uses without significantly increasing the quantum of floorspace.	0	0	0	0	0	0	0	1	AER	Selective rationalisation/upgrading of uses (part)
92	Kildener Road	0.26	Former Willbeck upholstery factory used for storage by willbeck. In poor condition. Berber business centre in very good condition - new fencing and car park, new roof, etc. Used to incubate SME's.	3 Fair	2 Good	3 Fair	3 Fair	Scope for WB building to be redeveloped in same style as BBC	1	1	0	0	0	0	0	0	AER	Redevelopment (part)
1	Molins	10.24	HQ and factory unit international engineering company. Appears to be purpose built in 1930's. 2 storey office building to Haw Lane frontage, single storey workshop building to rear.	2 Good	1 Very Good	3 Fair	2 Good	Potentially mixed use redevelopment retaining an employment component SME type occupiers office/light industry.	0	1	0	0	1	0	0	0	AU	Redevelopment Mixed use with Employment component
100	Hazelmere upholstery	0.15	Small single storey premises for upholstery business. Not in great condition.	2 Good	2 Good	3 Fair	3 Fair	Redevelopment for housing best future for this site due to access and location issues.	0	0	0	0	0	1	0	0	AU	Housing
113	Vernon Building	0.2	Unit houses various furniture related users, although number of companies operating is unclear. Property is not in brilliant condition, but appears adequate for existing users.	2 Good	3 Fair	3 Fair	3 Fair	Currently a low value land use, close to town centre. Potential for future redevelopment for mixed use.	0	0	0	0	1	0	0	0	AU	Redevelopment mixed use
134	Bridge Street	0.12	Various offices are situated here. Offices are built right up to the edge of the pavement and are in good condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Current offices in good condition.	0	0	0	0	0	0	0	0	AU	Mixed Use
143B	Compair (Core)	8.3	Properties of varying ages and condition. Some vacant. The occupiers are generally factory based although some warehousing - generally large scale businesses.	1 Very Good	3 Fair	2 Good	2 Good	Site has potential for redevelopment, but difficult access to strategic road network or town centre for pedestrians.	0	1	0	0	0	0	0	0	AU	Mixed use University campus
169	The Wharf Business Centre	0.24	Various SME office uses, property all in good condition	1 Very Good	3 Fair	1 Very Good	2 Good	The land use appears to be perfect for this site, only other land use would be residential.	0	0	0	0	0	0	0	0	AU	Mixed use or residential
170	Gordon's Builders Merchants	0.22	Small scale local builders merchants located in a predominantly residential area.	5 Very Poor	4 Poor	4 Poor	4 Poor	Site unsuitable for current use. Location adjacent to residential/woodland renders it unsuitable for other potential users.	0	0	0	0	0	1	0	0	AU	Housing
171	Avon Works	0.47	Property houses established business. Adequate for current occupiers. In reasonable condition. Occupiers are workwear and label wholesalers.	2 Good	2 Good	2 Good	2 Good	Identified as badly sited user in adopted Local Plan. Part of former employment use already redeveloped for residential development. Potential for further redevelopment.	0	0	0	0	0	1	0	0	AU	Housing

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150	Grafton Way	2.93	Frayers works - 3 storey former factory that has been subdivided to include 13 occupiers. Building in fair condition, broadly adequate for existing users, but some vacancy. Suits existing users who do not require high quality facilities. William Bbartlett - cluster of factory and ancillary buildings, used by furniture manufacturer. Some areas around the site are currently underutilised. Suits existing occupier. Cluster of 6 light industrial units in good condition, fully occupied and no issues.	1 Very Good	1 Very Good	2 Good	3 Fair	Constrained by a lack of opportunities. Premises have a low level of vacancies, adequate for existing occupiers.	0	0	0	0	0	0	0	MU	Long term opportunity for employment led mixed use
156	Leigh Street	2.68	The buildings found on this site are typically very marginal in nature and in a poor state of repair. The site is set up in a very inefficient manner regarding the access arrangements and landscaping/boundary treatment are also very basic. Some of the access roads are full of pot holes.	4 Poor	4 Poor	3 Fair	3 Fair	This site requires a comprehensive redevelopment strategy to improve the overall environment, efficiency and attractiveness of the site. However, present occupiers appear to be happy with the current environment.	0	2	0	0	0	0	0	MU	Redevelopment Employment led Mixed use
159a	Eber Works	0.37	Provides accommodation for small local car repairs business. Generally 1930's one storey units with asbestos roofs. Some car storage apparent.	3 Fair	2 Good	3 Fair	4 Poor	Units small and in poor condition, poor access to site.	0	0	0	0	1	0	0	MU	Redevelopment Employment led Mixed use
159b	Verco	6.02	The site comprises of 4 separate factory premises. The Verco site at the N of the site is occupied in good condition. However the 3 clusters of premises located on the S and E edge of the site are only partially occupied (on temporary uses). The quality of the building stock is older and there are significant areas of underutilised land.	2 Good	2 Good	2 Good	3 Fair	Redevelopment of 1930's derelict building site should be undertaken. Could be undertaken as part of a mixed use scheme which retains a significant employment component.	0	1	0	0	1	0	0	MU	Redevelopment Employment led Mixed use
161	Station Road	5.72	Contains mixture of light industrial / office uses, one large vacant plot is being cleared at present and 1 vacant unit. Those areas of site that are occupied are in a good condition and contain a variety of building types.	2 Good	1 Very Good	1 Very Good	2 Good	Scope to fill the current vacant premises. Builders yard could be redeveloped for small light industrial units/offices. Long term potential for station car park (mixed use retail/employment).	0	1	0	0	0	0	0	MU	Redevelopment - possibly employment led mixed use
184	Railway station	3.23	2 small scale units for local SME's (local radio station). Majority of site is car park either side of railway line. Unit on southern side adjacent to station accommodating Euromaster.	2 Good	2 Good	2 Good	2 Good	Ideal site for mixed use development - adjacent to rail station.	0	0	0	0	1	0	0	MU	Land currently in alternative use - Redevelopment for employment led mixed use
47	Bourne End	0.55	Site A & B are entirely occupied with office uses, both are 3 storey high. Site A is likely to remain as it is as the offices are new. Site B has a planning application attached to it for mixed use development, so its future is less certain; but there is potential for change. Site C has most opportunity for change since the condition of the buildings are relatively poor, and it may be suitable for a small SME type development.	1 Very Good	1 Very Good	1 Very Good	4 Poor	Potential for C to be redeveloped to accommodate SME industries. B has planning application for mixed use already.	0	0	0	0	0	0	0	MU	Redevelopment (part) employment led mixed use
48	Likeprod Engineers LTD	0.12	Site supports a small workshop which is in a relatively poor state of repair, albeit adequate for this particular business. Business likely to support the local market only.	1 Very Good	2 Good	3 Fair	2 Good	Potential to change the role of this site to residential land use, or to SME start up, who would not be deterred by the relatively small scale of this site.	0	1	0	0	1	1	0	MU	Redevelopment- possibly employment led mixed use
81	Greengate/Highley Spring	0.19	Adequate for existing users. 33% used for manufacturing, 33% used for wholesale/retail. Existing users look likely to continue. 415m2 factory unit vacant.	3 Fair	2 Good	4 Poor	5 Very Poor	Unit with access from Abercromby Road is in unsuitable location in residential area with poor access. Opportunity for redevelopment in conjunction with adjoining site.	0	0	0	0	1	0	0	MU	Redevelopment employment led mixed use
83	Abercromby Road	0.16	Property vacant - most recent use roofing supplies wholesaler. Premises in reasonable condition. Little scope for change.	4 Poor	1 Very Good	4 Poor	4 Poor	Poor quality environment, poor quality building. Potential for redevelopment in conjunction with adjoining land.	0	0	0	0	1	0	0	MU	Redevelopment employment led mixed use
85	Dashwood Avenue	0.91	Majority of site relates to furniture manufacture and foam engineers. Appears adequate for existing users. Most of buildings used for manufacture. Furniture makers (Hands of Wycombe) utilize 90% of their site - high density of use of site. Site has grown incrementally.	3 Fair	3 Fair	3 Fair	4 Poor	Site adequate for existing users	0	0	0	0	0	0	0	MU	Redevelopment employment led mixed use
86	West Wycombe Road	0.12	Existing role of site is to have a chiropractic clinic and a BMX shop, in property over 50 years old. Property in good condition for age of build.	4 Poor	3 Fair	3 Fair	3 Fair	Existing business located on plot of site. Remainder of site is an important parking area for other businesses.	0	0	0	0	0	0	0	MU	Redevelopment- possibly employment led mixed use
87	Ogilure Road	0.53	Small units for small scale operators. Has grown up incrementally. Small office suite to let. Small storage warehouse to let (1200 ft2)	2 Good	1 Very Good	2 Good	2 Good	Adequate for short/medium term SME start up	0	0	0	0	0	0	0	MU	Long term redevelopment - employment led mixed use
10	Harleyford Marina	3.58	Area contains a variety of businesses, workshops and shops supporting the marine business and the residential homes. Building generally in good condition, although working nature of the site means that some of the servicing areas are in worse state of repair.	2 Good	2 Good	1 Very Good	2 Good	Site best suited to marine business which are currently situated here. Potential may exist to undertake a comprehensive, redevelopment of the entire site in the future.	0	0	0	0	0	0	0	NC	
101	Buckingham House	0.15	19th century residential property converted to office use. Two storey with single storey extension to rear in similar style to original house.	2 Good	1 Very Good	1 Very Good	3 Fair	No other role possible in this location.	0	0	0	0	0	0	0	NC	
102	St Johns Road, Penn.	0.21	Properties appear to be former houses to road with single storey extensions to rear (TPEC low single storey, multipurpose large warehouse style single storey). Appear to accommodate two small scale SME's	2 Good	2 Good	2 Good	2 Good	Not suitable for high value use due to access issues along street and surrounding residential properties.	0	0	0	0	0	0	0	NC	
103	Stag Place	0.19	Site serves as a location for several SME's, condition of property is very good. There is currently one unit vacant, but it's hard to tell what proportion of the site this comprises. Premises likely to remain for some time.	1 Very Good	2 Good	1 Very Good	2 Good	Not suited to individual type land uses due to access arrangements and proximity to residential land uses.	0	0	0	0	0	0	0	NC	
104	Eros Hire Tools	0.17	Two light industrial premises used for wholesale. Buildings in good condition. No obvious conflict with surrounding residential premises. Uses likely to continue.	1 Very Good	1 Very Good	1 Very Good	2 Good	No opportunity for expansion. Condition of existing building stock does not justify redevelopment.	0	0	0	0	0	0	0	NC	
105	Heyfordian	0.18	Narrow site adjoining A40 currently used for sui generis car servicing, sales activities. No significant built development.	3 Fair	3 Fair	3 Fair	4 Poor	Site difficult to bring forward for development due to access, site layout issues.	0	0	1	0	0	0	0	NC	
106	Britannia Industrial Estate	0.38	A small light industrial unit accommodating local business needs. Buildings are modern and in good condition. Access and parking arrangements are good. Use is likely to continue in medium - long term in existing use.	1 Very Good	1 Very Good	1 Very Good	2 Good	Site considered fit for purpose at present, due to condition and fact that they're clearly all occupied.	0	0	0	0	0	0	0	NC	
108	Old Kiln Road	0.23	Sites serves as a local shopping centre, with office space above shop floors. Condition of property generally excellent, although Budgens site is not as modern as remainder of site.	1 Very Good	2 Good	1 Very Good	1 Very Good	Site not suited to another use than small office unit - other uses would come into conflict with residential nature of site.	0	0	0	0	0	0	0	NC	
109	London Road, HW	0.37	Site fulfils role for retail sale of cars/windows and for servicing of cars.	2 Good	2 Good	2 Good	3 Fair	Could be redeveloped for retail/office - current adjacent retail development.	0	0	0	0	0	0	1	NC	
11	Harley Ford Estate	2.52	Two companies occupy the site in beautiful old buildings that are probably listed. All buildings are in very good condition.	1 Very Good	2 Good	1 Very Good	2 Good	Private estate	0	0	0	0	0	0	0	NC	
112	Oxford Road	0.43	Site contains high proportion of units that are currently vacant, suitable for sme consolidation type uses. Offices generally 3 storeys and in very condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Plot awaiting suitable tenants. No real need for redevelopment.	0	0	0	0	0	0	0	NC	
114	Denmark Street	0.15	Supports modern office buildings, close to town centre. Entire plot in good condition.	2 Good	1 Very Good	2 Good	1 Very Good	The overall image of this site is regarded as being very good, therefore change to the site is not justified.	0	0	0	0	0	0	0	NC	
115	The Clock House	0.13	High quality office accommodation for established firms.	2 Good	2 Good	2 Good	1 Very Good	Existing environment considered to be good at the moment, especially the well cared for Victorian building.	0	0	0	0	0	0	0	NC	
116	Castle Street 1	0.14	Majority of site used by the inland revenue and solicitors - which are based in a six storey office block that is in good condition. Remainder of site taken by vacant offices.	1 Very Good	1 Very Good	1 Very Good	3 Fair	only change needed is for the vacant site to be filled by new user(s)	0	0	0	0	0	0	0	NC	
117	Castle Street 2	0.19	Site houses a variety of mainly professional services in extremely well maintained properties. Almost all are full at the moment and there is no scope whatsoever for change.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	The site is currently aesthetically pleasing, and it is not considered in need of any redevelopment - the site is well suited to its current use.	0	0	0	0	0	0	0	NC	
119	Crendon Street	0.15	Contains 9 firms, mostly professional services in buildings that are in good condition and within easy access to the town centre. Only scope for development is in centre of the site, behind the solicitors offices.	2 Good	2 Good	2 Good	1 Very Good	Very little scope to redevelop, apart from infilling in the central 'square' of the site.	0	0	0	0	0	0	0	NC	
121	Victoria Road	1.48	This site is dominated by the council offices, the royal mail and various offices that are located in streams court. Without exception all are in excellent condition and well landscaped. There are no vacant units on this site and no scope for redevelopment.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	No reason for change here.	0	0	0	0	0	0	0	NC	
123	Station Road	0.32	Mixture of offices above and between retail units. All in very good condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	No reason to change	0	0	0	0	0	0	0	NC	
124	45 West Street	0.13	Office uses above and between retail land use - all in excellent condition.	2 Good	1 Very Good	1 Very Good	1 Very Good	Just need to fill existing units that are empty. No scope for redevelopment.	0	0	0	0	0	0	0	NC	
125	Marlow High Street	0.18	Mixed use plot containing variety of land uses all of which appear to be in good condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	There is no scope for change at this town centre site.	0	0	0	0	0	0	0	NC	
128	Marlow High Street	0.63	Mixture of mainly professional services located on high street, both isolated and above shops.	2 Good	1 Very Good	1 Very Good	1 Very Good	This is a town centre site, buildings in good condition and entirely suited to their current use.	0	0	0	0	0	0	0	NC	
129	Lacemaker House	0.13	New office block in good condition backing on to a public car park.	1 Very Good	1 Very Good	1 Very Good	2 Good	New building, inappropriate to redevelop into a taller building	0	0	0	0	0	0	0	NC	
130	Station Road (West)	0.51	Two substantial properties each containing a single company. One property currently being refurbished. Both in fantastic condition and extremely attractive buildings. Site also includes various office uses fronting the high street.	3 Fair	1 Very Good	1 Very Good	1 Very Good	Buildings probably listed, both in A1 condition	0	0	0	0	0	0	0	NC	
131	High Street East	0.18	Mixture of offices / professional services above and around retail units.	2 Good	1 Very Good	1 Very Good	2 Good	Another town centre site in superb condition, there is no need for any change in the short term here.	0	0	0	0	0	0	0	NC	
132	Risborough Garage	0.13	Supports a number of offices and a car garage, entire site appears in good condition.	1 Very Good	1 Very Good	2 Good	2 Good	Properties in good condition and fully occupied.	0	0	0	0	0	0	0	NC	
133	Radman Court	0.1	Comprises a courtyard/office development and a vacant unit opposite. Courtyard development is fully occupied and is recent property; other property is not in as good state of repair.	2 Good	2 Good	1 Very Good	2 Good	Only potential change in short term would be to find a suitable occupier for the vacant site opposite the courtyard development.	0	0	0	0	0	0	0	NC	
135	Orchard House	0.1	Public building - social services/home care/laundry services/support unit for children and young people.	2 Good	2 Good	2 Good	3 Fair	adequate for existing users.	0	0	0	0	0	0	0	NC	Site already in alternative use (community services)
136	J and J	5.67	R and D HQ for J and J. Also prestige for D and B and Altera.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Role currently fulfilled.	0	0	0	0	0	0	0	NC	
137	Globe Park	9.65	Globe Park is situated close to the Marlow by-pass, which gives it favourable access to the trunk roads / motorway network. Vast majority of the site is in good condition, but a significant minority of the site is currently unoccupied.	2 Good	1 Very Good	1 Very Good	1 Very Good	A brand new site containing high value businesses, there is no scope for any change on this site - it's probably regarded as a flagship employment location.	0	0	0	0	0	0	0	NC	
138	Kingsmead Business Park	3.44	High quality business park.	2 Good	1 Very Good	1 Very Good	1 Very Good	Existing occupier environment is very good; = no change	0	0	0	0	0	0	0	NC	
139	Peregrine Business Park	1.99	Low rise campus/courtyard office development on edge of High Wycombe urban area. Existing premises well occupied and of good quality.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Very good existing occupier environment	0	0	0	0	0	0	0	NC	
14	Brands House	1.82	No access possible to site due to high fence and security measures. From signage site appears in residential use and in good condition.	3 Fair	2 Good	2 Good	3 Fair	Existing role unlikely to change.	0	0	0	0	0	0	0	NC	
140	Marlow International	3.25	Site occupied by one substantial HQ type office, which is in exceptionally good condition, has good road access and is very recent.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	The site is awaiting a suitable occupier to occupy it. Building is too modern to justify redevelopment.	0	0	0	0	0	0	0	NC	
141	Ibstone Road, Stokenchurch	2.45	New building, apparently offices.	2 Good	1 Very Good	1 Very Good	1 Very Good	very high quality existing environment at this employment location - no scope for change	0	0	0	0	0	0	0	NC	
143A	Compair S (Bellfield Rd)	0.94	SME units accommodating a variety of small scale industries.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Fulfills current users needs.	0	0	0	0	0	0	0	NC	

Site ID	Site Name	Site Size (ha)	Summary Property Appraisal	Site Scoring				Appraisal of potential change options											
				Highways	Environment & Amenity	Existing Occupier Environment	Strategic Marketability	Justification of Future Role	Employment Intensification	Employment Redevelopment	Employment Ancillary Uses	Employment (Other)	Redev Mixed Use	Redev Housing	Redev Other	Role Summary	Change Option		
143C	De La Rue	2.57	Variety of premises in terms of age and style. Mainly occupiers are mature SME's but some initial starters. Some purpose built units, most in buildings of former factory sites.	2 Good	2 Good	2 Good	3 Fair	difficult site to justify further development on	0	0	0	0	0	0	0	0	0	NC	
143E	Manor Court	0.85	Small scale office units for SME start up/consolidation. In good condition with adequate parking	2 Good	1 Very Good	1 Very Good	1 Very Good	Provides useful role and is buffer between nearby employment site and residential.	0	0	0	0	0	0	0	0	0	NC	
144	Boston Drive	2.3	Provides office units for mostly SME's. all two storey in a style to match surrounding residential area.	2 Good	1 Very Good	1 Very Good	2 Good	very good environment at present, no scope for change	0	0	0	0	0	0	0	0	0	NC	
145A	Castle Estate	2.78	distribution warehouse for john lewis plus 2 other warehouse type units - two storey 1970s / early 1980s design in good condition. Offices for george wimpy opposite estate in very good condition - 3 storey 1990s buildings.	1 Very Good	1 Very Good	2 Good	2 Good	no change identified, although incremental redevelopment possible.	0	0	0	0	0	0	0	0	0	NC	
145B	Tumpike Road	2.82	Site supports number of large warehouse units that are supported by internal distributor roads. All units appear in a good state of repair, meaning there is little or no scope for redevelopment at present time.	1 Very Good	1 Very Good	1 Very Good	2 Good	New, modern units on this site therefore no change likely for some time.	0	0	0	0	0	0	0	0	0	NC	
145C	Blenheim Road	3.1	Site comprises a number of 1980's warehousing units, nearly all of which are currently occupied. The overall condition of the units is considered to be excellent. Landscaping of site also good.	1 Very Good	1 Very Good	1 Very Good	2 Good	All units are in good condition and are almost all occupied.	0	0	0	0	0	0	0	0	0	NC	
145D	Coronation Road East	4.72	Site is generally in good condition despite some of the properties being older than 20 years. Environment is better to the front of the site than it is at the rear.	2 Good	2 Good	2 Good	2 Good	Some areas of the site may become suitable for redevelopment in the future, but others won't due to the newer age of the properties.	0	1	0	0	0	0	0	0	0	NC	
145F	Lincolns Inn Office Park	1.3	Site is fairly new and extremely smart with good architecture. The site is filled with offices, there are few vacant units. It feels quite enclosed and parking has clearly become a problem as there are a number of cars parked up a verge etc. Landscaping is good.	2 Good	2 Good	1 Very Good	1 Very Good	New site and all are occupied	0	0	0	0	0	0	0	0	0	NC	
145K	Cressex Enterprise Centre	0.82	Recent incubator sites in good condition and most are occupied.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Brand new site, very good condition and almost fully occupied.	0	0	0	0	0	0	0	0	0	NC	
149	The Valley Centre	2.52	Units for SME's - mainly IT and tech along with some transport and logistics centres. No major names (bar FedEx)	1 Very Good	1 Very Good	1 Very Good	1 Very Good	No change required.	0	0	0	0	0	0	0	0	0	NC	
15	W G Binder Ltd Industrial Estate	3.24	Open site located in green belt has evolved into a 'business park' accommodating low quality service, repair and outdoor storage activities. Existing condition of premises generally poor. The site has inadequate circulation and parking arrangements.	2 Good	3 Fair	2 Good	3 Fair	Not close to strategic road network, site on edge of settlement. Possibility of development of more purpose built units on site to improve quality of accommodation.	0	0	0	0	0	0	0	0	0	NC	
151	Sands Industrial Estate	18.98	Group of industrial estates. Those around Hillcroft Road in generally good condition, typical light industrial units. Sites to South not so good and often older and have had a number of different uses. The one around paving is in poor condition. Some high value offices to East of site.	2 Good	2 Good	3 Fair	2 Good	No change required as the site has a low rate of vacancy. The building stock is generally in good condition and there are no real opportunities for change.	0	0	0	0	0	0	0	0	0	NC	
152	Holtspur Lane	2.32	Majority of site comprises various offices situated on a dedicated site. Some of these units require servicing / delivery access points. The property is in good condition and doesn't appear out of place with the existing residential area surrounding the site.	1 Very Good	1 Very Good	3 Fair	2 Good	Site is relatively intensely developed already, change would require the comprehensive overhaul of the entire site.	0	0	0	0	0	0	0	0	0	NC	
153A	Knaves Beech Way	7.66	the estate currently supports a number of light-industrial / warehousing type businesses that are situated beneath the M40 (J3). The vast majority of the site is currently occupied and the general condition of the units is excellent, majority of units are 2/3 storey in height and the area of the site that hasn't been developed is taken by car parking servicing area.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Quite new and is currently well occupied, meaning there is little scope for further development.	0	0	0	0	0	0	0	0	0	NC	
153C	3 Wycombe	1.07	Office development for national businesses and some are local based businesses.	1 Very Good	1 Very Good	1 Very Good	2 Good	Existing premises built in the last 10 years. Building stock of high quality with low levels of vacancy.	0	0	0	0	0	0	0	0	0	NC	
154	Lane End Industrial Park	2.07	Light industrial units appear 5 - 10 years old. Several businesses making use of more than one unit - some units split between users. Two offices (residential style) at entrance to estate (from village). All in very good condition.	2 Good	1 Very Good	2 Good	2 Good	No change required, site functioning well	0	0	0	0	0	0	0	0	0	NC	
155	Vivendi Water Filtering	1.43	Single occupier, organically grown site, buildings appear to be purpose built for occupier, except for buildings fronting high street.	2 Good	2 Good	2 Good	2 Good	good existing environment - no scope for drastic change	0	0	0	0	0	0	0	0	0	NC	
158	L.E.O / Chevler	6.14	Site dominated by two main users: L.E.O and Chevler Packaging, both of these companies have offices and warehousing / distribution elements to them. Condition of L.E.O is good. Remainder of site is lower value uses - worse condition.	1 Very Good	2 Good	1 Very Good	2 Good	Currently occupied.	0	0	0	0	0	0	0	0	0	NC	
16	North Estate Piddington	1.2	North's site - former industrial site converted for small local manufacturing / workshop businesses two storey generally with some single storey car workshops	2 Good	2 Good	3 Fair	4 Poor	Current occupiers functioning well and present site environment is good.	0	0	0	0	0	0	0	0	0	NC	
160a	Wessex Road Industrial Estate	4.04	Site accommodates variety of light industrial users in a mixture of properties ranging in age from 50 years to last 10 years. All in reasonable condition.	4 Poor	2 Good	3 Fair	3 Fair	Fully occupied industrial estate, providing essential employment opportunities to the local community. Incremental development over time.	0	0	0	0	0	0	0	0	0	NC	
160B	Meadow Bank	2	New office plots, the majority of which are vacant. Environment is good which makes it unclear as to why so many sites are vacant.	1 Very Good	1 Very Good	1 Very Good	2 Good	If market forces don't fill the site, there may be a case to redevelop it to accommodate more light industrial types of use as are found adjacent to this site (in a & c)	0	0	0	0	0	0	0	0	0	NC	
160C	Millboard Road	3.48	Dukes Meadow is offices, good quality, use offices of multinational companies, relatively recent (1990's?). Millboard - small scale light industries development, older 1980's development.	2 Good	1 Very Good	1 Very Good	1 Very Good	well occupied and in exceptional condition	0	0	0	0	0	0	0	0	0	NC	
163	Gomm Road / Tannery Road	5.02	Tannery Road is mix of workshops and wholesale/retail warehouses; Atlan House is wholesale/office; Evolution security office is high grade SME office space. Coach road estate older property - warehouse style. Remainder of sites redevelopment. Suitable for this purpose - little likely load of incoming high land users.	2 Good	1 Very Good	2 Good	3 Fair	Part of site already under redevelopment for retail/sui generis uses. Remainder of site no change.	0	0	0	0	0	0	0	0	0	NC	
164	solo mills / wooburn green industr	8.86	Variety of light industrial units of varying sizes and ages. Currently small local firms, exceptions are 3663 and Simon Elvin as large local firms; currently two storey sheds	2 Good	2 Good	2 Good	2 Good	good existing environment	0	0	0	0	0	0	0	0	0	NC	
166	Desborough Road	0.95	Former Job centre vacant. Both buildings 3 storey and in proportion to surroundings. Jarvis use looks long term. On edge of town location so looks relatively sustainable but also on edge of residential area.	1 Very Good	2 Good	1 Very Good	1 Very Good	Vacant BH could be filled given the right market conditions.	0	0	0	0	0	0	0	0	0	NC	
167	Mercury Park	3.24	Mercury Park is a very high quality new business park housing various SME offices. Site has excellent security arrangements, exceptional landscaping and is on an attractive environment. Buildings are generally 2/3 storeys, brich built and in excellent condition.	2 Good	1 Very Good	1 Very Good	1 Very Good	Very new development	0	0	0	0	0	0	0	0	0	NC	
168	Wye Industrial Estate	1.29	Estate boundary for small scale trade depots and vehicle workshops. Relatively high turnover of occupiers.	1 Very Good	1 Very Good	2 Good	2 Good	Adequate for current users and types of users.	0	0	0	0	0	0	0	0	0	NC	
178	Arnold Funeral Service	0.04	Site is filled 100% by the funeral service business, property is in very good condition and no obvious conflicts appear with the surrounding land users.	1 Very Good	2 Good	1 Very Good	2 Good	No reason - current land use fits in perfectly with surrounding residential area. Not big enough for any large development.	0	0	0	0	0	0	0	0	0	NC	
18	The Sawmill	1.41	Architectural Salvage yard - majority open storage of bricks / tiles etc. small office building, no real organisation of space. Warehouse with mezzanine offices - good condition, 20 yrs old or so.	3 Fair	2 Good	2 Good	3 Fair	Site adequate for existing user. Although located on edge of urban area, there are no significant amenity/environment problems. Little potential for change for alternative employment uses in short to medium term due to lower demand in Stokenchurch area.	0	0	0	0	0	0	0	0	0	NC	
187	Oxford Road	0.48	This is a mixed use site at present accommodating a modern church, a language centre, a shop and a ford car garage showroom. The show room is accommodated in the oldest property although the whole site is excellent repair irrespective of age.	3 Fair	3 Fair	2 Good	3 Fair	Due to the number of developed constraints, the established nature of the present users and the possible listing of some of the buildings.	0	0	0	0	0	0	0	0	0	NC	
19	Former WRC Site - SAS Institute	53.02	Site is occupied by a high value user in a purpose built office/development unit. Security on site is very tight and the entire site is perfectly landscaped. The building is extremely pleasing and only a couple of years old. Generally about two storeys.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Current user has only recently moved into this purpose built site, no scope for any change in the foreseeable future.	0	0	0	0	0	0	0	0	0	NC	
2	Janssen Cilag	4.42	High profile HQ type building - 1930's design appears to be in good condition. Two storeys.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	Already high value investment	0	0	0	0	0	0	0	0	0	NC	
21	Marlow Road	0.1	Single story warehouse type unit - possibly refurbished 1950's unit.	1 Very Good	1 Very Good	2 Good	2 Good	good environment	0	0	0	0	0	0	0	0	0	NC	
22	Foundation House	0.12	Small purpose built unit in residential style with small local users.	2 Good	1 Very Good	1 Very Good	3 Fair	very good environment at present	0	0	0	0	0	0	0	0	0	NC	
23	Spadeoak	0.53	Single storey office block covers approx 50% of site, remainder of site used for workshop area / servicing. The business appears to be buoyant based on the level of activity at time of visit, suggesting the land use will not change in the future.	1 Very Good	2 Good	1 Very Good	2 Good	Existing occupier appears to be	0	0	0	0	0	0	0	0	0	NC	
25	Browns Skoda / Shell Garage	0.2	Site comprises a Skoda sales garage and a Shell Petrol station, both in excellent condition.	1 Very Good	1 Very Good	1 Very Good	3 Fair	No need for change and site is suited to its current uses perfectly.	0	0	0	0	0	0	0	0	0	NC	
26	A4010, Princes Risborough	0.1	Supports office use, but site unit could not establish the name of the current user. Site in good condition, no scope for change.	2 Good	2 Good	1 Very Good	2 Good	excellent environment on this site	0	0	0	0	0	0	0	0	0	NC	
3	Ministry Wharf	1.34	Purpose built, modern managed units for small businesses. Adjacent vacant former vehicle repair shop - 1950's.	2 Good	1 Very Good	2 Good	1 Very Good	no change required, a good environment at present	0	0	0	0	0	0	0	0	0	NC	
30	High Street West	0.23	Site supports variety of office uses, spread between pubs and retail units. All appear in good condition.	2 Good	1 Very Good	1 Very Good	2 Good	There is no reason to suggest any change for this site, given the current level of occupancy, and the condition of the buildings.	0	0	0	0	0	0	0	0	0	NC	
31	Wycombe Parish Council	0.17	Parish Council offices and yard in residential style building - residential property adjacent.	1 Very Good	1 Very Good	1 Very Good	5 Very Poor	No change likely - no attraction to incoming investors.	0	0	0	0	0	0	0	0	0	NC	Already in alternative use
33	Chitten Tyre Care	0.17	Mainly Chitten Tyre Care but also one SME and Royal Mail Depot. Generally good condition two storey buildings.	2 Good	2 Good	2 Good	3 Fair	Adequate for current users.	0	0	0	0	0	0	0	0	0	NC	
34	Jackson Court	0.1	Small office units for small organisation. Two storey office building above car park. Built in 1970's and showing it's age.	1 Very Good	1 Very Good	2 Good	3 Fair	Would not be suitable for high value use or other employment use due to location close to residential properties.	0	0	0	0	0	0	0	0	0	NC	
36	Risborough Coachworks	0.13	Town centre site, supports a variety of land uses including a garage / accident repair unit and offices. All in good condition, although Risborough Coachworks are not as good as rest of the site.	1 Very Good	1 Very Good	1 Very Good	2 Good	Only likely potential for site would be to redevelop the Risborough Coachworks site in the future.	0	0	0	0	0	0	0	0	0	NC	
39	Clifton Lodge Hotel	0.25	Hotel in large Education building in residential area on A40.	3 Fair	2 Good	3 Fair	3 Fair	No potential for change.	0	0	0	0	0	0	0	0	0	NC	Site already in alternative use
44	Henley Road	0.21	Residential properties that are in excellent condition.	1 Very Good	1 Very Good	1 Very Good	5 Very Poor	Residential use. Not suited to any development. The properties that are in excellent condition.	0	0	0	0	0	0	0	0	0	NC	Already in residential use
45	Berwick Road	0.15	The site is in residential usage	3 Fair	2 Good	1 Very Good	3 Fair	No change use has changed to residential	0	0	0	0	0	0	0	0	0	NC	Site already in residential use
46	Station Road	0.38	100% of site is used for office buildings, all of which on good condition. The entire site is occupied at present and there's no real potential to intensify change to the land use.	1 Very Good	3 Fair	1 Very Good	1 Very Good	Site is adequate for current occupiers.	0	0	0	0	0	0	0	0	0	NC	

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49	Furlong Road	0.1	Supports mixed business uses - small retail / workshops on ground floor & other offices on first floor. Despite its age, building in good condition & requiring no major repair work.	1 Very Good	2 Good	1 Very Good	2 Good	Limitations of site regarding as small scale and the fact that the site is occupied.	0	0	0	0	0	0	0	0	0	NC	
5	Chiltens Group	2.07	Former TRADA site currently fully occupied for office/light industrial uses (despite marginal location). Premises appear in good condition and adequate for existing occupier in terms of quality.	1 Very Good	1 Very Good	1 Very Good	2 Good	No sign of existing occupiers moving.	0	0	0	0	0	0	0	0	0	NC	
51	Amersham Hill Site 1	0.38	All currently vacant - all 3 storey Victorian villa style premises converted to offices. A & B refurbished in last 10 years.	2 Good	2 Good	2 Good	3 Fair	A & B high value investment - ready to move into for medium sized businesses requiring office space. C - Offices targeting smaller businesses with variable space sizes on offer.	0	0	0	0	0	0	0	0	0	NC	
52	Amersham Hill Road 2	0.46	Conclusion of Victorian Villa with new building adjacent. Appears to accommodate local SME's.	2 Good	2 Good	2 Good	2 Good	no sign of existing occupiers moving premises.	0	0	0	0	0	0	0	0	0	NC	
53	Desborough Avenue	0.15	Small yard and office for local glaziers, Eurodrive Vehicle Rental base - no strategic importance. Glaziers in apparent house conversion.	2 Good	2 Good	2 Good	3 Fair	Site only attractive to local businesses.	0	0	0	0	0	0	0	0	0	NC	
54	Wycombe Industrial	0.6	Light industrial units - mainly distribution and wholesale. Some other businesses such as printing and catering. Appear to be adequate for current users. Mainly SME's.	1 Very Good	2 Good	2 Good	2 Good	Role currently undertaken is fulfilled	0	0	0	0	0	0	0	0	0	NC	
55	Montgomery Watson House	1.06	UK HQ for multinational engineering consultancy.	2 Good	2 Good	1 Very Good	1 Very Good	suited to current role	0	0	0	0	0	0	0	0	0	NC	
57	Courtyard Development off A4125	0.11	Site accommodates a variety of users operating from a series of light industrial units that are in fair condition.	2 Good	2 Good	2 Good	3 Fair	suited to current role	0	0	0	0	0	0	0	0	0	NC	
58	Cherry Orchard Works	0.28	Both properties in good condition - serving needs of locally based SME's.	3 Fair	2 Good	1 Very Good	3 Fair	supports essential services	0	0	0	0	0	0	0	0	0	NC	
60	Stuart Road	0.18	Premises provides offices for mature businesses and a chiropractic clinic.	1 Very Good	1 Very Good	1 Very Good	2 Good	Unsuitable for further development	0	0	0	0	0	0	0	0	0	NC	
61	Rye Park House	0.23	A & B are office buildings for small tech type industries. C - mixed industrial estate organically grown. A - older building. B - good condition, attractive.	2 Good	1 Very Good	2 Good	3 Fair	No change	0	0	0	0	0	0	0	0	0	NC	
63	Discovery House	0.24	A - Offices for new established SME's. B - Small units for established SME's.	2 Good	1 Very Good	2 Good	3 Fair	Sites suitable for existing users.	0	0	0	0	0	0	0	0	0	NC	
64	461 London Road	0.31	Small industry units in older buildings. Some smaller incremental buildings adjacent.	2 Good	1 Very Good	1 Very Good	3 Fair	Little potential for redevelopment for higher value users due to access issue	0	0	0	0	0	0	0	0	0	NC	
66	Treadway Hill Tech Centre	1.04	Site is an industrial site with approx 11 units and a stand-alone office building. The main estate is split into units - the users require servicing space / many of plots are used as distribution units. Condition of the property is good, as is the adjacent office block.	2 Good	1 Very Good	2 Good	2 Good	Current use is fairly new and trading well, all units are occupied.	0	0	0	0	0	0	0	0	0	NC	
67	Beechwood Hall	0.43	Beechwood Hall is a very new and exclusive office location that is currently 1/2 vacant. Fernal Lodge is much smaller and older, but still in good condition.	1 Very Good	1 Very Good	1 Very Good	2 Good	Topography of site means this site would be inappropriate for any other use than B1 offices.	0	0	0	0	0	0	0	0	0	NC	
69	Enterprise House	0.19	Used as Johnson and Johnson office location. In very good condition.	1 Very Good	1 Very Good	1 Very Good	1 Very Good	No reason for change. If current occupiers leave, other companies would move in to use the offices.	0	0	0	0	0	0	0	0	0	NC	
70	Westfields	0.23	Provides office suites for SME start ups. Refurbishment of older block. Unlikely to be attractive to inward investors	5 Very Poor	1 Very Good	5 Very Poor	3 Fair	Fulfils current role.	0	0	0	0	0	0	0	0	0	NC	
73	IFS/Rye Mill Coach Croft	0.7	IFS - new office building in good condition/good location. Serves needs of existing user - marketable property. Rye Craft - older workshop type building - also meets needs of current users.	1 Very Good	1 Very Good	2 Good	2 Good	supports essential employment uses	0	0	0	0	0	0	0	0	0	NC	
74	Southview Road	0.12	Existing building supports a single solicitors office in a single storey building that is in good condition.	1 Very Good	1 Very Good	1 Very Good	2 Good	No scope for any intensification due to surrounding land use and small scale of site.	0	0	0	0	0	0	0	0	0	NC	
77	Willow Bank House, Marlow Busin	0.13	Site houses the Marlow Business Centre. Condition of building is good for age. No external problems with it.	3 Fair	2 Good	2 Good	2 Good	Currently building in good condition and in use. Other sites with better access more appropriate for redevelopment	0	0	0	0	0	0	0	0	0	NC	
79	Durborough Street	0.31	Despite its size site comprises of a range of low rise office, light industrial and warehousing uses. Premises have a low level of vacancy and meet the needs of existing users in terms of quality.	3 Fair	3 Fair	2 Good	2 Good	Adequate facilities for existing occupiers.	0	0	0	0	0	0	0	0	0	NC	
91	Copyground Lane Site Two	0.36	Properties all of similar age, mostly warehouse/wholesale/distribution uses. Essential SME's. Most in reasonable condition but some external work required to one or two.	3 Fair	2 Good	3 Fair	3 Fair	Small sites with access and parking issues. Sites mixed in terms of their condition and likely economic contribution however, no change overall.	0	0	0	0	0	0	0	0	0	NC	
93	Adjacent to Courtmoor Close	0.73	Site accommodates two units, one office related and the other is light industry, situated adjacent to residential land, both units appear in good condition.	2 Good	2 Good	1 Very Good	2 Good	very good environment	0	0	0	0	0	0	0	0	0	NC	
95	Wycombe Road, Site 1	0.57	Mixed site: Vehicle repairs in refurbished single story workshop, furniture factory in relatively new purpose built accommodation.	2 Good	2 Good	2 Good	3 Fair	another site supporting essential employment use	0	0	0	0	0	0	0	0	0	NC	
97	C R Bates Industrial Estate	0.94	Single storey units accommodating small scale manufacturing with one office building accommodating local offices.	2 Good	2 Good	2 Good	2 Good	Site has a reasonable level of occupancy, premises appear to meet the needs of existing users in terms of quality of building stock, environment and access.	0	0	0	0	0	0	0	0	0	NC	
98	Oxted Road	1.15	Good condition, two storey brick office development, tiled roof, 1980 style. One vacant, one accommodates hi-tech style business.	1 Very Good	1 Very Good	1 Very Good	2 Good	high value units	0	0	0	0	0	0	0	0	0	NC	
99	Independent Business Park	0.3	light industrial unit for locally sited business. Single storey unit with mezzanine - late 1970s, some evidence of damp although generally fair condition	2 Good	2 Good	2 Good	3 Fair	important employment location	0	0	0	0	0	0	0	0	0	NC	