

FOR SALE – MAJOR RESIDENTIAL OPPORTUNITY

Western Edge of Farnham, Surrey, GU9 7AS

Resolution to grant planning for 320 Units on 28.26 acres gross



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OPPORTUNITY

Unconditional offers for the freehold interest are invited and sought by 14th November 2022. A recent Sunday Times magazine article on the best places to live has identified Farnham as one of the nine best places to live in the South East. It has seen strong house price growth.

LOCATION

The site forms part of Coxbridge Farm adjoining the western edge of Farnham immediately north of West Street close to the Coxbridge roundabout/A31. Farnham is an attractive Georgian market town centred around Farnham Castle and Farnham Park. The retail, leisure and commercial facilities of the town centre are within a 0.75 mile level walk. Farnham lies on the main A31 (Guildford to Winchester) and West Street forms part of the A325. The mainline railway station provides regular direct services into London Waterloo in approximately one hour.

DESCRIPTION

A 28.26 acre mostly level greenfield site fronting West Street and adjoining the Listed Coxbridge Farm house and outbuildings. There is a Section 106 requirement to provide footpath access to Bishops Meadows south of West Street which will provide a footpath link to Farnham Station.

PLANNING

The site has the benefit of a resolution to grant outline planning permission (WA/2019/0770) for *Outline application with all matters reserved except access for the erection of 320 dwellings (including 96 affordable) with associated landscaping, public open space and infrastructure at Land North of Coxbridge Farm, West Street Farnham.* There is an engrossed Section 106 Agreement and agreed planning conditions. CIL will apply. Details can be found in the data room and Waverley Borough Council's planning portal.

TENURE

For sale on a freehold basis and a title report is available in the data room. Vacant possession will be provided on completion



FURTHER ENQUIRIES

Please contact:

Bruton Knowles, 2 Paris Parklands, Railton Road, Guildford, GU2 9JX

Contact: Guy Emmerson

Tel: 01483 238380 / 07808 904480

Email: guy.emmerson@brutonknowles.co.uk

White & Sons, 10 North Street Leatherhead Surrey KT22 7AW

Contact: Stephen Cullens/Tim Kenny

Tel: Stephen Cullens 07824 392745 Email: stephen.cullens@whiteandsons.co.uk

Tel: Tim Kenny 07831 882245 Email: tim.kenny@whiteandsons.co.uk

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NOTES
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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Masterplan updated following	27/03/19	BA	-
D	Revised access to the site from Manton Road to include D10 road opening and to include 100m opening	15/04/19	BA	-
E	Plan detail added to restructure of the layout of West Street, South Street	25/11/19	BA	-
F	Masterplan Update			
G	Masterplan Update			
H	Masterplan Update			
J	Masterplan Update and reduced to 320 units	14/04/20	BA	-
K	Consultation improved	15/04/20	BA	-
L	Access and on-site street updated	20/11/20	BA	-
M	Additional highway alterations	24/11/20	BA	-
N	Highway alterations changed	09/02/21	BA	DS

- KEY**
- Proposed main access
 - Proposed pedestrian access
 - Retained agricultural access

Indicative Housing Schedule

Dwelling type	Quantity
1 Bed Flat (1BF)	80
2 Bed Flat (2BF)	68
2 Bed Flat over Garage (2BFOG)	6
2 Bed House (2B)	19
3 Bed House (3B)	101
4 Bed House (4B)	46
Total	320

Dwelling size	Quantity	Parking Requirement	Total Parking Requirement
1 Bed dwellings	80	1 space	80 spaces
2 Bed dwellings	93	2 spaces	186 spaces
3 Bed dwellings	101	2.5 spaces	253 spaces
4 Bed dwellings	46	2.5 spaces	115 spaces
Total	320 dwellings		634 spaces required
Masterplan parking provision			634 spaces provided



Southampton Office
 The Pavilion, Boldreagh Grange Office, Campus Hedge Hill, Southampton, SO20 2AF
 t: 02382 922 830 e: www.uyg.com

PROJECT
 Coxbridge Farm
 Farnham
 For: Vivid Homes

DRAWING
 Illustrative Masterplan - 01

SCALE	DATE	AUTHOR	CHKD
1:1000 @ A1	20/03/19	BA	-
JOB NO.	DRAWING NO.	REV	
A075824	IMP-01	N	