

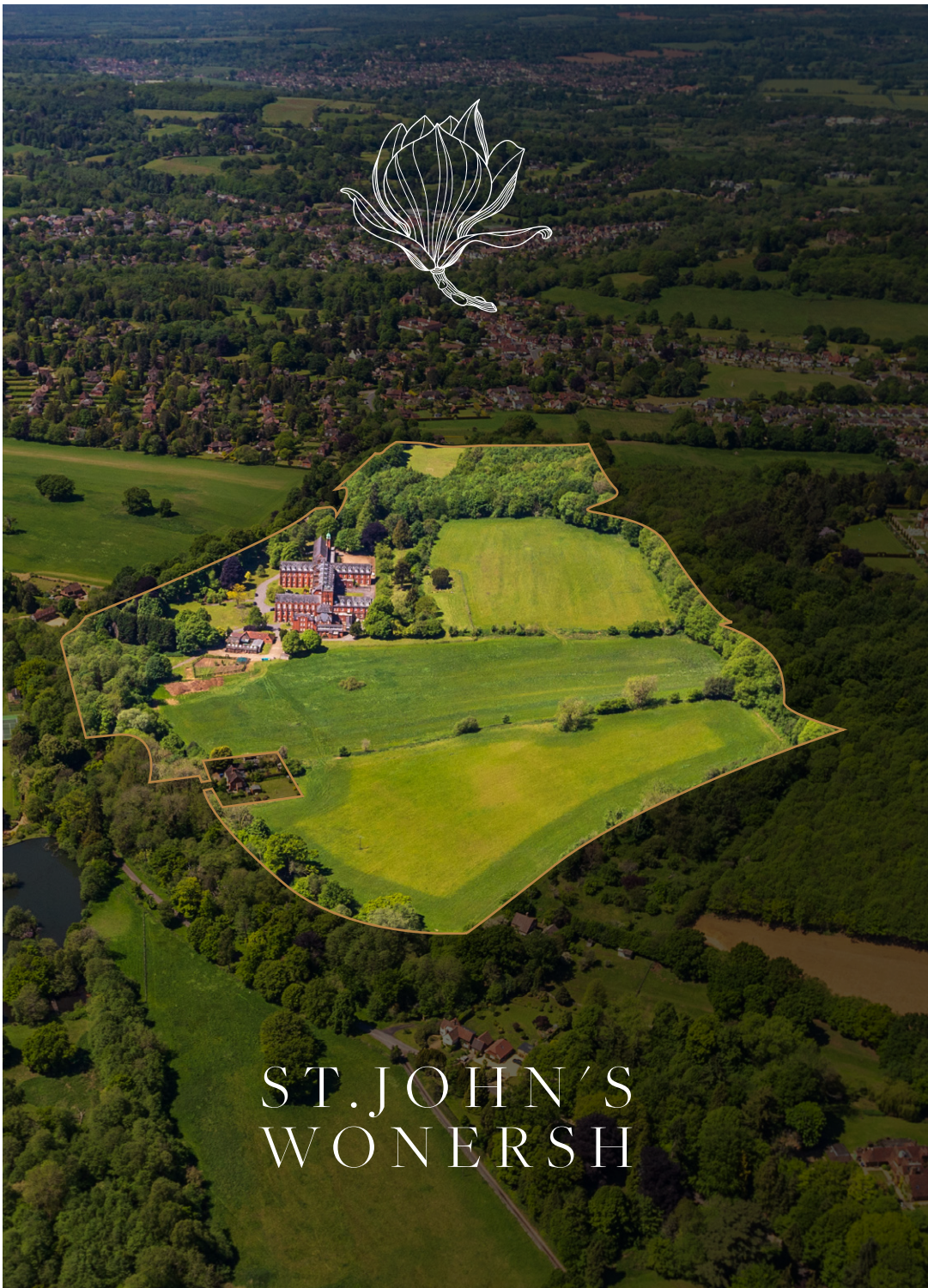


# ST. JOHN'S WONERSH

SURREY HILLS

St John's  
Mansions





ST. JOHN'S  
WONERSH

LANDMARK PLACEMAKING

**A MAGNIFICENT  
DEVELOPMENT OPPORTUNITY  
IN THE SURREY HILLS. THE  
PROPERTY REPRESENTS AN  
EXCLUSIVE OPPORTUNITY  
TO ACQUIRE AN ICONIC AND  
UNIQUE LISTED BUILDING IN  
SURREY SET WITHIN 45 ACRES  
OF POTENTIAL STRATEGIC  
DEVELOPMENT LAND.**

A 45-acre estate in the Surrey Hills AONB, blending village charm with country living just 15 minutes from Guildford and 45 minutes from London

Iconic Grade II listed former seminary, built in 1895 with stunning Dutch/Jacobean architecture and meticulously preserved features

Planning Permission for 52 new homes, seamlessly blending heritage and modern design

Potential to deliver longer term housing development on the wider 45-acres of land

Planning consent offers a unique mix of accommodations from large lateral apartments to townhouses and detached lodges

Sustainable development with focus on energy efficiency, ecological uplift, and preservation of mature landscaping

Rare opportunity to create a landmark residential community in one of the UK's most sought-after locations

Potential to deliver alternative use classes including Hotel, Retirement living subject to achieving appropriate consent



BLENDING VILLAGE CHARM WITH COUNTRY LIVING

ST JOHN'S IS SITUATED IN THE PICTURESQUE VILLAGE OF WONERSH, WITHIN THE BOROUGH OF WAVERLEY. WONERSH IS SITUATED WITHIN THE SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE. GUILDFORD IS CIRCA 15 MINUTES FROM THE PROPERTY AND LONDON CIRCA 40 MINUTES.



Guildford Town Centre	01
Castle	02
Train Station	03
Cathedral	04
University of Surrey	05
Royal Surrey County Hospital	06
Waitrose Guildford	07
Yvonne Arnaud Theatre	08
Waitrose Godalming	09
Bramley Golf Club	10





## THE PLANNING PERMISSION

Planning permission allows for the development of 52 new dwellings spread across the Property. The design of the scheme enables a range of living typologies from large lateral apartments to townhouses and detached houses, ensuring a high-quality product at a range of price-points for purchasers. The application was granted a decision notice on 18th February 2025 with implementation required within 3 years of this date.



3D Render



## THE WIDER ESTATE

The grounds of St John's extend to circa 45-acres with the Grade II Listed Roman Catholic former seminary occupies the central southern area of the Estate.

To the east of the main building are open fields which lead to a strip of woodland marking the boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB).

The west of the site is characterised by woodland, opening onto a sports pitch with a detached dwelling and open fields beyond.

Given the shortage of Housing delivery across Waverley Borough Council, currently having a 5-year housing land supply of 1.28 years (Jan 2025), there are portions of the Estate that have potential to offer some longer-term residential development prospects and would be worth promoting through the Local Plan at the appropriate time.



### Contact Information

Get in touch with one of the team below for further information

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