

RPRS

CONTACT

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FOR SALE

£1,750,000

Site with Planning Consent for Cemetery & Burial Site

ADDRESS

Land lying to the west of Hale Road,
Farnham,
Surrey
GU9 9FL

SIZE

2.57 acres (1.04 ha)
Approx. site area

KEY FEATURES

- + Approx 2.57 acre plot of land
- + Planning granted for a Cemetery and Woodland Burial Site
- + Planning reference – WA/2010/0166
- + Local planning authority: Waverley borough council
- + Approximately 2,500 plots mapped for Muslim use and orientation
- + Estimated price per plot: c. £3,500+ plus add ons
- + Potential to increase revenues through add on services
- + Estimated GDV £9,000,000+
- + Freehold

OVERVIEW

The site is approximately 2.57 acre plot of land that was that has planning granted for usage as a cemetery and woodland burial site.

We are advised that the site is currently configured as c.2,500 plots which been orientated specifically for Muslim faith burial practices. The site may be suitable for other faiths.

We are advised that a figure in excess of £3,500 per plot is achievable. Further add ons can be utilised to increase returns for the new owner.

We are advised that there have been two burials conducted at the site already.

This site provides strong investment potential.

LOCATION

The site known as Imaan Gardens and Cemetery is situated adjacent to Farnham Park Cemetery in Farnham, Surrey.

We are advised that access to the site is via the A325.

Upper Hale is a largely rural setting with a peaceful village atmosphere. The nearby towns of Aldershot (2 miles) and Fleet (4 miles) offer additional amenities and transport links, while London is approximately 37 miles to the northeast.

The historic market town of Farnham, just a short distance away, is renowned for its exceptional Georgian architecture and landmarks such as Farnham Castle, which dates back to the 12th century.

The population size of Surrey is approximately 1.2m people.

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SITE AREA

TOTAL	2.57 acres	1.04 ha
Approx. site area		

PLANNING

Planning consent was granted on 5 May 2010 under Planning Reference No WA/2010/0166 by Waverley Borough Council for a change of use of agricultural land to cemetery and woodland burial site (revision of WA/2009/1407) (As amended by email dated 17/3/10, ecological survey received 29.3.10, as amended by email dated 14.4.10 and by plan received 14.4.10). A material start on site was confirmed by the Council on 21 February 2014.

Purchasers must make their own investigations and satisfy themselves of all planning consents, conditions and associated planning permissions.

SERVICES

Interested parties should make their own investigations.

TENURE

Freehold

VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

BUYER PACK

A buyer pack is available upon request with additional information on the site.

VIEWINGS OR EXPRESSIONS OF INTEREST

Please contact either of the joint agents:

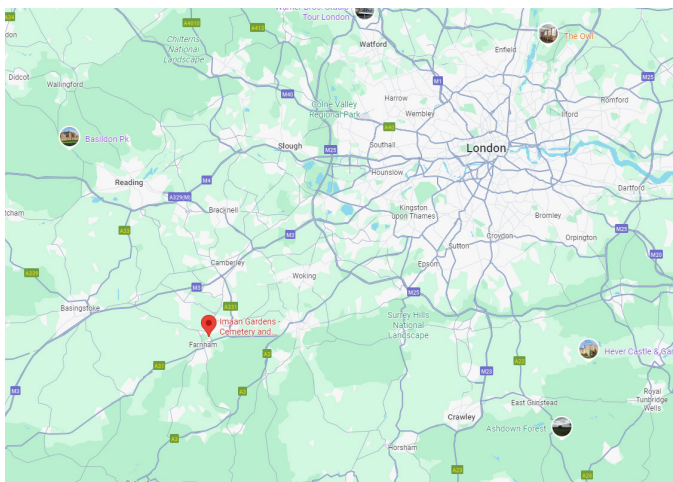
RPRS - 0203 148 7500 - property@rprs.co.uk

PJRCS - 07731 305 566 - peter.robinson@pjrccs.co.uk



NOTE

RPRS and our joint sole agents are instructed by Administrators in the sale of this property. The property is sold as seen. All interested parties should make their own investigations and satisfy themselves of all matters prior to purchase.



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

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