

CGI of the Proposed Development



**The Meadows, Bagshot Road, Woking, Surrey, GU21 2RP**  
Extra Care Development Opportunity **Offered for Sale**

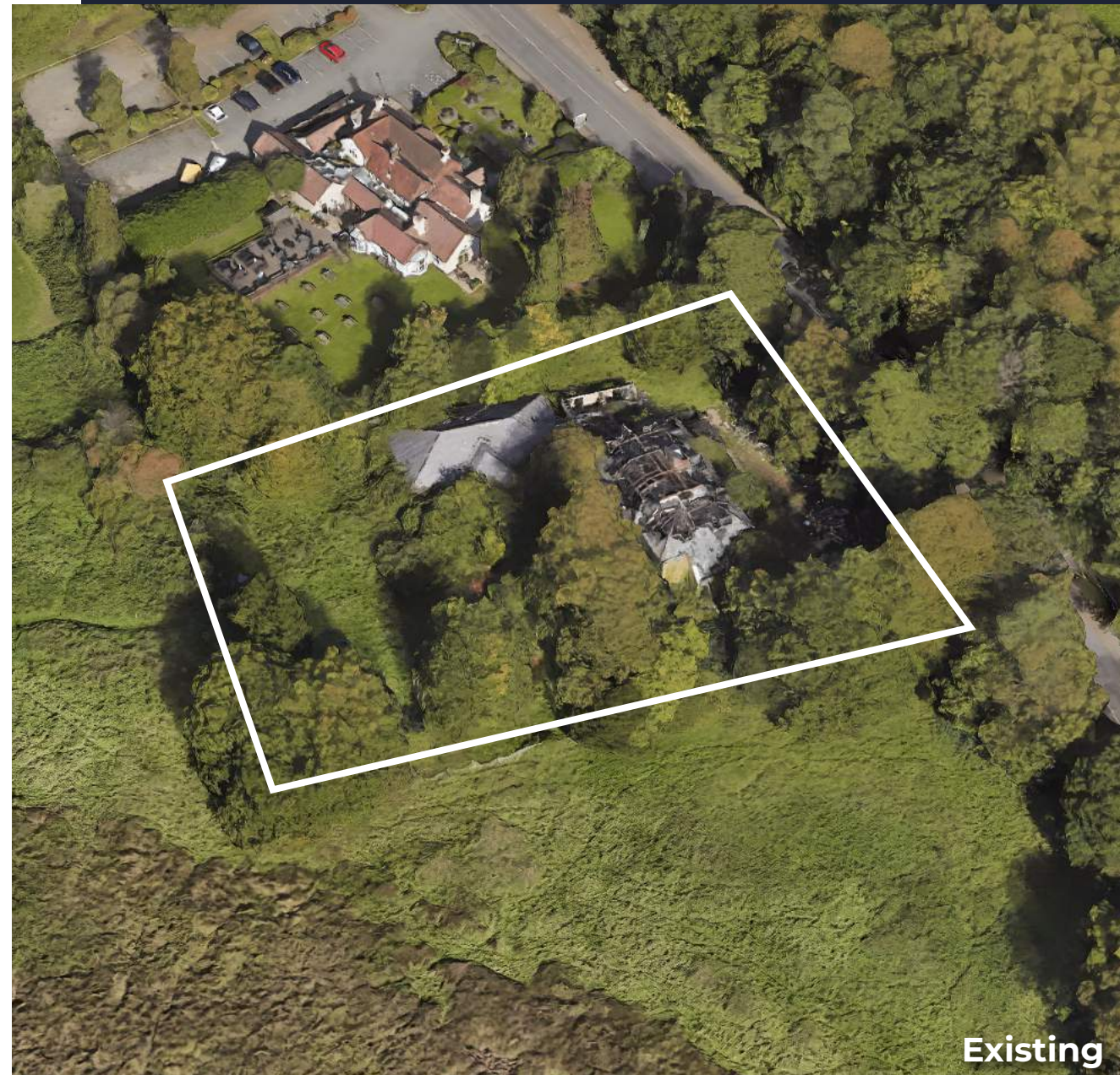
**GLPG**



## Summary

### Site with planning consent to build a brand-new 34-apartment extra care home (Use Class C2) in Woking

- ▶ The site extends to approx. **1.19 acres (0.48 ha)** and currently comprises a vacant 24 bedroom care home
- ▶ Planning has been granted to provide a brand-new **extra care home (Use Class C2)**
- ▶ Proposed scheme provides **34 self-contained apartments** with **communal facilities**
- ▶ The proposed L-shaped building will have **lifts servicing all floors**
- ▶ The total proposed GIA is approx. **3,547 sqm (38,180 sqft)**
- ▶ **25 car parking spaces, 10 cycle spaces** and **mobility buggy storage areas** are proposed



Existing





CGI of the Proposed Development

## Description

The site extends to approx. 0.48 hectares and comprises a two-storey, 24 bedroom care home with a GIA of approximately 981 sqm (10,559 sqft) which has been vacant for several years.

There is a car park at the front of the site and gardens to the rear.

Planning consent is in place to create a brand-new scheme consisting of extra-care accommodation to provide 34 apartments (17 x 1-bedroom and 17 x 2-bedroom).

The design takes into consideration the slope within the site. The proposed accommodation is over the lower-ground, ground and upper two floors. The lower-ground level aligns with the rear garden, while the ground floor is situated at the level of the front/surface parking area.

The apartments will provide independent living, but with on-site staff and with social & support facilities.

**The property is for sale freehold by way of informal tender (unless sold prior) and offers are invited in the region of £3,000,000, subject to contract.**



## Location

Woking is a historic town in Surrey, about 23 miles (36 km) from Central London.

Brookwood village is 1.2 km, the village centre of Knaphill is only 1.5 km, and Woking's town centre is approx. 4.5 km from the site. All three areas offer a variety of facilities and services.

Nag's Head Inn Woking (Gastropub) is immediately to the north. There is also a large garden between the pub and the site.

The nearest Airports are Heathrow and Gatwick. Heathrow Airport is a 24-minute drive, and Gatwick Airport is a 47-minute drive from the site.

The site is a 14-minute walk from Brookwood Train Station, with a 35-minute journey into London Waterloo. In addition, there are bus stops close to the site.

## Key Distances

- **Brookwood Country Park:** Opposite
- **Esso Petrol Station:** 0.1 miles
- **Sainsbury's Supermarket:** 0.3 miles
- **West Hill Golf Club:** 0.3 miles
- **Brookwood Station:** 0.6 miles
- **Priority Hospital Woking:** 1.1 miles
- **St Hugh Of Lincoln Church:** 1.1 miles



Brookwood Station



Nag's Head Inn Woking



West Hill Golf Club



# The Meadows

Sainsbury's Supermarket

Brookwood Country Park

Brookwood Recreation Ground

Brookwood Lye

Brookwood Station

West Hill Golf Club





# Planning

The site has obtained planning permission (Ref: PLAN/2022/0419 - Woking Borough Council) for the erection of a three to four storey building comprising 34 extra care apartments (Use Class C2).

The social hub for residents and visitors is located on the proposed lower-ground floor, with access to the courtyard garden. A hairdresser/treatment room, a gym/therapy room and an activity/IT room are all located on this floor.

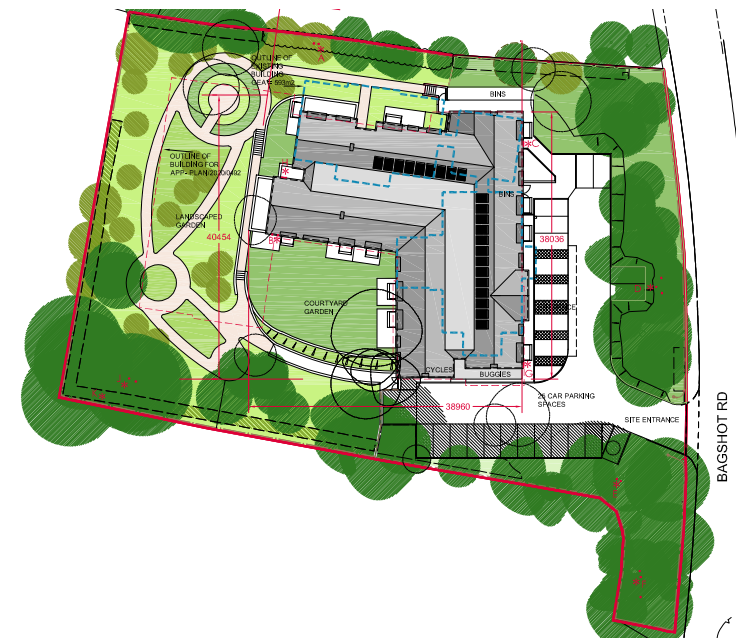
The ground floor apartments have terraces and all upper floor apartments have private balconies.

A S106 is included within the data room containing obligations and contributions.

# Proposed Accommodation Schedule

Floor	1-bed	2-bed	Total Unit No.	Total GIA (sqm)	Total GIA (sqft)
Lower-ground	4	1	5	887	9,548
Ground	6	3	9	901	9,698
First	3	7	10	888	9,558
Second	4	6	10	871	9,375
<b>Total</b>			<b>34</b>	<b>3,547</b>	<b>38,180</b>

# Proposed Site Plan



# Proposed Lower-Ground Floor Plan





# Proposed Ground Floor Plan





# Proposed First Floor Plan





# Proposed Second Floor Plan





## Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) and Offers are Invited in the region of £3,000,000, subject to contract.

## VAT

The property is not elected for VAT.

## Further Information

Further information and associated documents can be found by visiting:

[www.glpq.co.uk/meadows/](http://www.glpq.co.uk/meadows/)

## Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

**For more information, please contact the GL Capital team on 0203 336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).**

## Contact

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

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# GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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