



Prime Residential Development site with outline planning permission for up to 12 dwellings

- 1.17 hectares
2.89 acres
-

- Freehold for sale by Informal Tender
 - Offers to be received no later than 12 noon on Thursday 22nd August 2024
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RESIDENTIAL DEVELOPMENT OPPORTUNITY
Land off Russet Grove, Cranleigh, Surrey GU6 7FT


Henry Adams
development land

LOCATION

The site is located in the village of Cranleigh which is situated 8 miles southeast of Guildford, a larger town in Surrey and about 30 miles southwest of London. Cranleigh is part of the borough of Waverley and is known for its picturesque countryside, historic charm and vibrant community.

The village has a range of amenities including shops, restaurants, pubs and a leisure centre. Cranleigh is well connected to nearby towns by road with the A281 passing through the village providing links to Guildford and Horsham. Public transport options include buses that connect Cranleigh to Guildford and other nearby towns. Rail connectivity to London is via Guildford with services to London Waterloo taking on average 56 minutes.

[Click here for What3Words///](#)

[refrained.visions.utter](#)

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DESCRIPTION

The site is approximately 1.17 hectares / 2.89 acres in size.

The site comprises grassland with defined landscape boundaries on all sides. There is a field access to Amlets Lane. Development access to the site is proposed from Russet Grove. The adjacent development was recently built by CALA homes and this land benefits from rights over this land for access and services.

PLANNING

The site benefits from an outline planning permission and associated Section 106 under ref WA/2021/01837 for the erection of up to 12 Dwellings and Associated Works with all Matters Reserved. The Section 106 is within the data room, and it sets out the tenure of the affordable housing. The tenure for the affordable housing is to be 1 x 2 bed (First Home), 2 x 2 bed (Rented) and 1 x 3 bed (Shared Ownership).



LOCAL AUTHORITY

Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR. Telephone 01483 523333.

SERVICES & ACCESS

Buyers are expected to perform their own due diligence with regard to service capacity and location.

DATA ROOM

Further information relating to the site is available for download from our online data room. Please click [here](#) to request a link via email.

VAT

It is the intention of the landowners to charge VAT on the purchase price.

METHOD OF SALE

We are seeking offers for a fixed sum, unrelated to any other offer for the freehold interest by way of Informal Tender.

Prospective purchasers should confirm the following in their offer:

- Confirmation of the offer amount, unrelated to any other offer
- Offers should be made on the Financial Proposal Form, a copy of which will be located within the Data Room, together with a covering letter explaining the offer
- Confirmation that the offer is made with the benefit of the information available within the online Data Room
- Confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion
- Confirmation of how the purchase is to be funded and what, if any, arrangements need to be made to secure funding
- Confirmation if Board approval is required and the timescale and process to obtain such approval
- Assumptions for abnormal costs
- The purchaser will be required to provide an indemnity for the landowners in respect of Section 106 contributions

The vendors retain the right not to accept the highest or indeed any offer

All offers should be received no later than 12 noon on Thursday 22nd August 2024.

OVERAGE

Offers are invited to contain overage proposals on the following basis:

- Planning Gain
- Gross Sales Revenue

VIEWING

The site is visible from the road, however if any accompanied site visit is required, then please do not hesitate to contact Martin Curry or Chris Locke.

ANTI-MONEY LAUNDERING

In accordance with applicable Anti-Money Laundering Regulations, Henry Adams LLP will require certain information from the successful bidder. When submitting an offer for the land you agree to provide such information as reasonably required.

All offers and requests for further information should be directed to:



Martin Curry
T: 01243 533633
E: martin.curry@henryadams.co.uk



Chris Locke
T: 01243 533633
E: chris.locke@henryadams.co.uk



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