

FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY  
Portesbery School and Hillside Centre, Portesbery Road, Camberley,  
Surrey, GU15 3SZ





# Excellent Residential Development Opportunity

## Portesbery School and Hillside Centre, Camberley, Surrey, GU15 3SZ

**For Sale – Gross Internal Area of 2,260 sq m (24,325 sq ft) Total Site Extends to 1.178 Ha (2.91 acres)**

### OPPORTUNITY

The freehold interest in the property is available with vacant possession. The property offers a number of development options subject to planning with residential use considered most appropriate in this location.

An initial feasibility study carried out by MH Architects for Surrey Heath Borough Council indicates that the property would be suitable for a development of approximately 36 units comprising 8 x apartments and 26 x 2, 3 and 4 bed houses.

### LOCATION

Camberley lies approximately 30 miles southwest of central London between the M3 and M4 motorways and close to the borders of both Hampshire and Berkshire.

The property is located off Portesbury Road, a principally residential road, close to the high street, mainline train station and Camberley theatre. Within walking distance is Camberley Mall that has over 90 retail stores and 'The Atrium' a mixed-use development, west of Park Street, including residential, leisure and retail facilities, as well as a 900-space car park. The proximity to the town centre core and station makes this a highly sustainable and attractive location for residential use.

### DESCRIPTION

The property comprises the site of the former Portesbury School and residential care home known as Hillside which were constructed in the 1970s and have a total Gross internal Area of 2,260 sq m (24,325 sq ft).

The property occupies an attractive and elevated position within woodland and enjoys views over Camberley Park and the surrounding area.

In total, the site extends to 1.178 hectare (2.91 acre).

### PLANNING

The property lies within the Settlement Boundary and features within the Town Centre Area Action Plan area and lies beyond the 400metre buffer zone of the Thames Basin Heaths Special Protection Area.

The built parts are neither Listed Buildings nor Locally Listed and the property is not located within a Conservation Area or affected by a Tree Preservation Order.

### TENURE

The freehold interest in the property is being offered with vacant possession.

### SERVICES

All mains services are understood to be available. Potential purchasers must make their own investigations with the relevant utility companies.

### METHOD OF SALE

The property is available as a whole and offers are invited for the freehold interest in the property on either an unconditional or subject to planning basis.



### FURTHER INFORMATION

Further information is available at

<https://brutonknowles.co.uk/portesbery-school>

comprising:

- Initial feasibility study plan by MH Architects for Surrey Heath Borough Council
- Topographical Survey Drawing
- Floor Plans
- Ecology Survey 2023
- Ecology Survey 2020
- Demolition Quote
- Demolition Asbestos Survey
- Utilities Plan
- Site Plan
- Site Photographs

## FORM OF BIDS

Initial bids are to be submitted to the marketing agent Fraser Castle of Bruton Knowles ([fraser.castle@brutonknowles.co.uk](mailto:fraser.castle@brutonknowles.co.uk)) on or before 16<sup>th</sup> February 2024.

All bids will be required to confirm the following:

- Proof of funding
- Confirmation of Solicitors details
- Any conditions upon which the offer is made

Bids made on a conditional of planning basis will be required to identify a base scheme to which it relates, supported by the following;

A schedule of accommodation showing the Net Sales Area (NSA) and types of units proposed;

An overage mechanism applicable in the event that a greater NSA is achieved at planning

## VIEWING ARRANGEMENTS

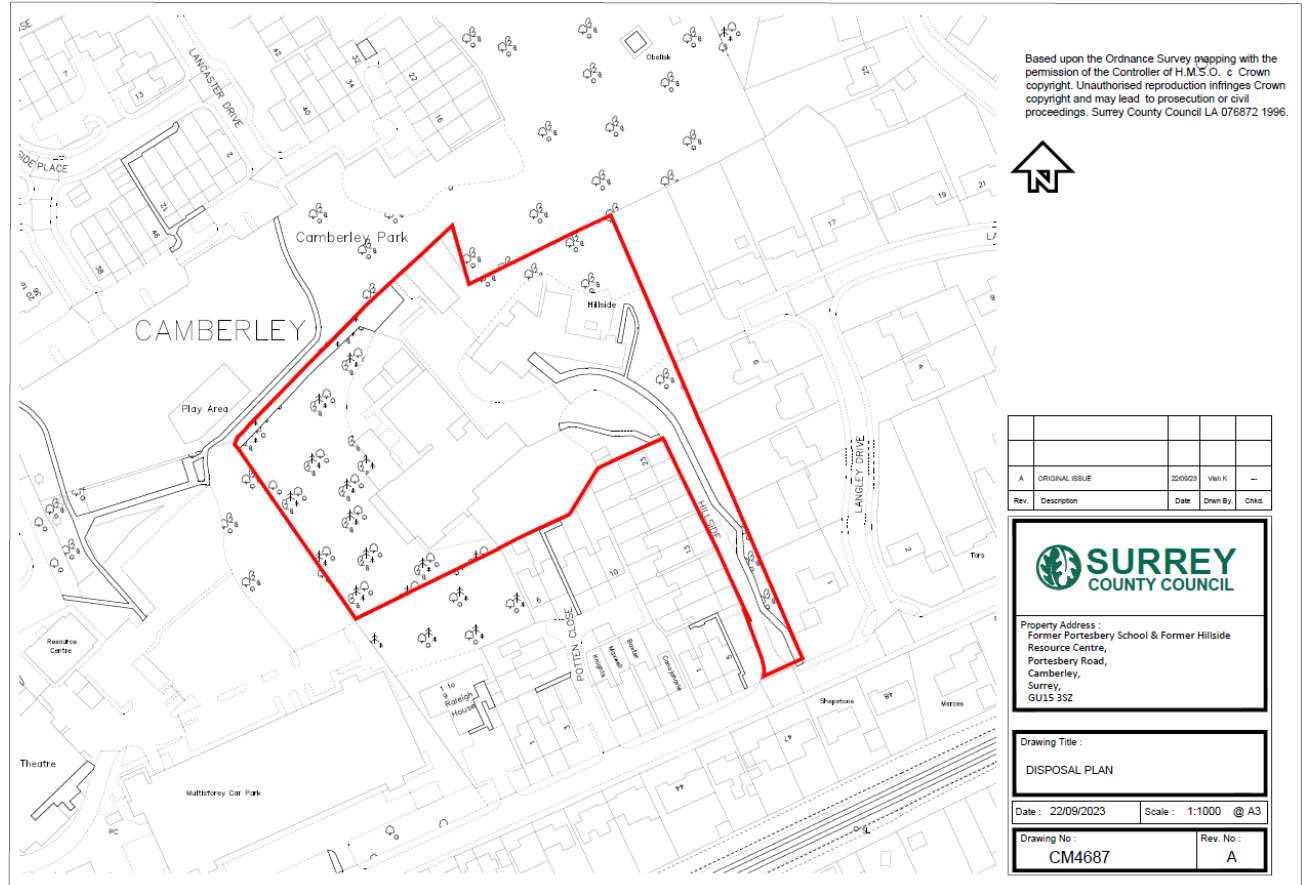
Interested parties wishing to undertake an internal viewing of the property should contact **01212127637** or email **[Julie.mills@brutonknowles.co.uk](mailto:Julie.mills@brutonknowles.co.uk)** to make an appointment. We have provisionally identified the following times:

- 8<sup>th</sup> January 2024 - 10.00am to 1.30pm
- 12<sup>th</sup> January 2024 – 12.30pm to 4.00pm
- 16<sup>th</sup> January 2024 - 10.00am to 1.30pm
- 18<sup>th</sup> January 2024 – 12.30pm to 4.00pm
- 22<sup>nd</sup> January 2024 – 10.00am to 1.30pm

**SUBJECT TO CONTRACT – DECEMBER 2023**

Bruton Knowles, 2 Paris Parklands  
Railton Road, Guildford, GU2 9JX  
01483 238380

Fraser Castle MSc MRICS  
07808 904482  
[fraser.castle@brutonknowles.co.uk](mailto:fraser.castle@brutonknowles.co.uk)



## Regulatory

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



Bruton Knowles are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assume no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise