Land at Miller Lane

Dunsfold, GU8

A consented residential development opportunity with outline planning permission for 21 residential dwellings located in the sought-after Surrey countryside.

The opportunity.

- The 5.68-acre (2.3 ha) site benefits from outline planning permission (WA/2023/01020) for 21 residential dwellings
- Ideally positioned on the edge of Dunsfold village amidst picturesque landscape, with beautiful surrounding countryside and access to a wide network of scenic walking routes, offering an exceptional natural setting for residents
- Located in close vicinity to Godalming, Guildford, Horsham and Farnham which all provide a plethora of amenities and employment opportunities
- Excellent transport links into central london with direct train services from Godalming to Waterloo in 43 minutes as well as to international airports
- Situated with convenient access to a broad range of both independent and comprehensive schools
- Unconditional offers sought


Post Office
Village Shop
The Sun Inn
Cricket Pitch
Red line for indicative purposes only

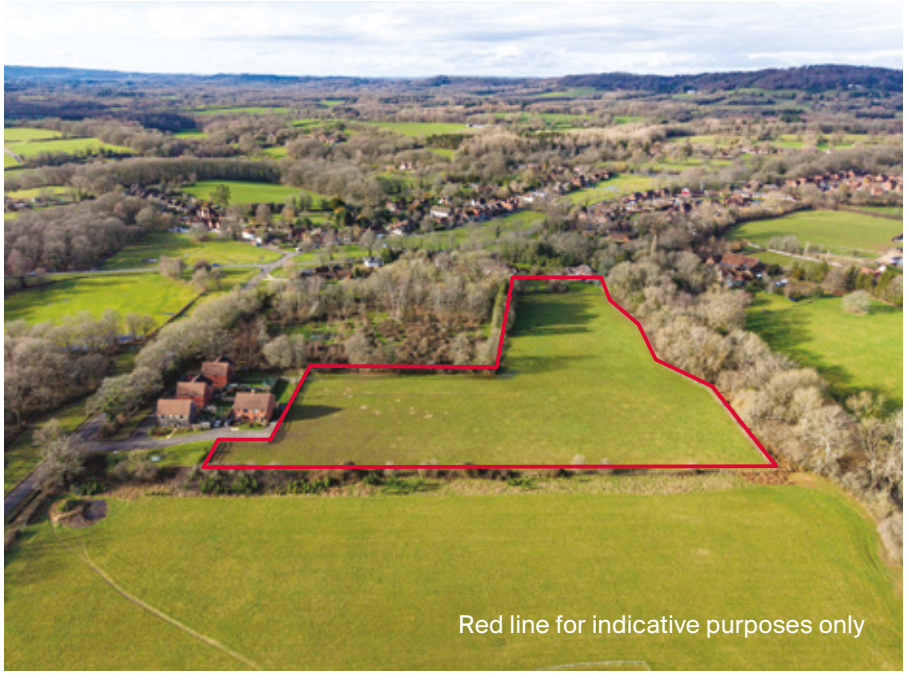
The Site

The L-shaped site extends to approximately 5.68 acres and is located to the south-east of the village of Dunsfold. The site lies within the Waverley Borough in Surrey and is accessed via Miller Lane off Alford Road.

It is well positioned to provide a logical extension to the existing settlement, benefiting from surrounding woodland and adjacent development along its boundaries, creating a sense of tranquillity partnered with an existing sense of community.

The site is well maintained and presents a clear opportunity for development. It is currently in pastoral use and, as such, is not expected to present any land contamination constraints.

The site benefits from outline planning with some matters reserved (WA/2023/01020). The permission is for the development of 21 residential dwellings including a policy compliant 30% on-site affordable housing provision totalling 7 units.


Red line for indicative purposes only


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Location

The site lies south of Dunsfold village, just north of Alfold Road and comprises of 5.68 acres. Dunsfold is a charming rural village located in the Waverly district of Surrey. It is situated approximately 4.75 miles south of Godalming and 7.8 miles southwest of Guildford.

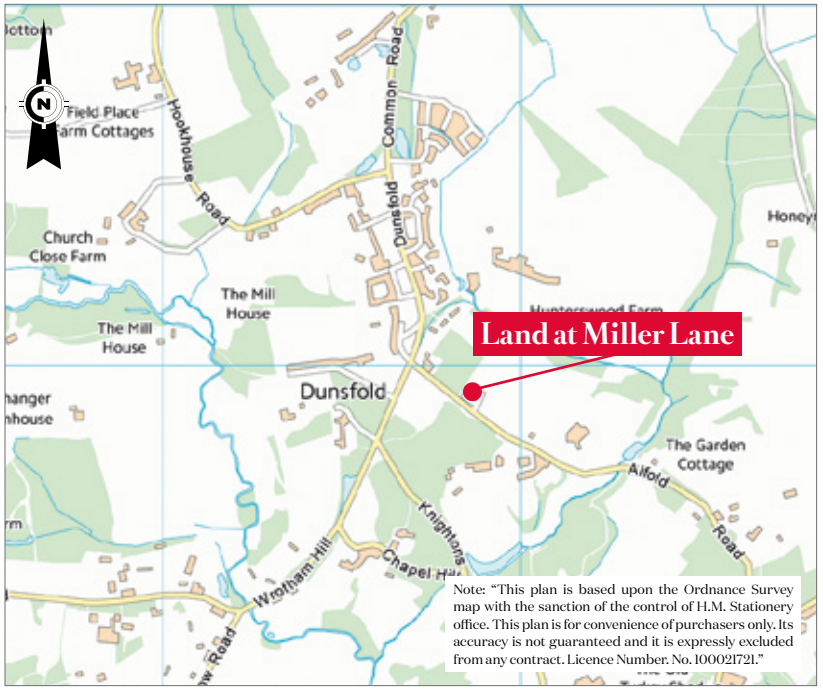
Despite the rural location, it is near major transportation routes including the A281 and A3 providing easy access to London (40 miles to the northeast) and nearby towns such as Guildford and Godalming.

Dunsfold village provides residents with a good selection of amenities including a popular pub, local shop with Post Office, village hall and cricket pitch within a few hundred metres from the site. A wider range of essential shops, leisure facilities and supermarkets are located a short trip away in both Godalming and Guildford.

The wider Surrey area is home to country walks with Winworth Arboretum, Leith Hill and Box Hill all within the Surrey Hills National Landscape.

Education in the area is well catered for with a broad range of reputable preschools, nurseries and schools covering all age groups, from both the state and private sector such as Unsted Park School, Godalming College, Charterhouse School and Guildford High School for Girls.





Local market demographics

- Average household income within 10km of the site is £65,638 per annum.
- The largest demographic group within 10km is Prestige Positions, described as "Established families in large, detached homes living upmarket lifestyles". They account for 26% of local households and their average annual household income as a group is £105,677. They also account for the group with the highest average annual household income.
- The second largest demographic group within 10km is Country Living, described as "Well-off owners in rural locations enjoying the benefits of country life". They account for 20% of local households with an average household income as a group being £85,896.
- Properties in the area had an overall price of £603,750 over the last year.
- The majority of properties sold in Dunsfold during the last year were semi-detached properties, selling for an average price of £555,625.

Travel

ROAD – The Site lies just south of the centre of Dunsfold off Alfold Road, within a short walk of local amenities. Dunsfold Common Road provides access to the B2130 to the north providing access to Godalming Road and Horsham Road. Dunsfold Common Road runs through Dunsfold, connecting to the B2130 just a few miles to the northeast, which offers excellent road links to the A3 motorway and other key routes.

TRAIN – Witley Station (4 miles northwest) and Godalming Station (6 miles to the north) offering frequent services to London Waterloo and other surrounding towns.

AIR – Gatwick Airport is located 15 miles to the east of the site and can be accessed via the A281/A264 within 40 minutes. Heathrow Airport is located 24 miles north of the site and can be accessed via the A3/M25 within 50 minutes.

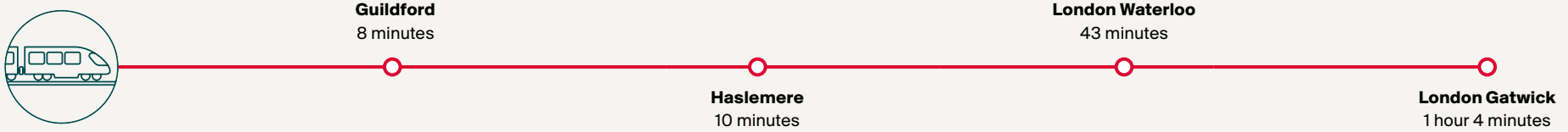
Road:



Train times (From Witley):



Train times (From Godalming):



Planning

The site benefits from outline planning permission (WA/2023/01020) for the development of 21 thoughtfully designed residential dwellings. The scheme delivers a well-balanced mix of housing to meet a variety of market demands, including affordable homes, starter properties, family-sized accommodation, and larger premium plots. The proposed development comprises a blend of two-storey detached and semi-detached houses, alongside high-quality detached bungalows, creating an attractive and diverse residential offering.

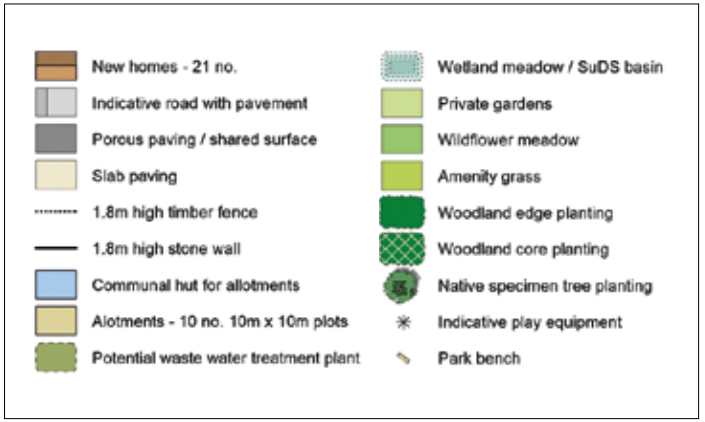


Accommodation Schedule

	1-bed	2-bed	3-bed	4+ bed	Total
Market	1	5	5	3	**14**
Affordable	2	3	2	0	**7**
All Dwellings	3	8	7	3	**21**
Market	7.1%	35.7%	35.7%	21.4%	**100%**
Affordable	28.6%	42.9%	28.6%	0.0%	**100%**
All Dwellings	14.3%	38.1%	33.3%	14.3%	**100%**

Vehicular access will be achieved via an extension of the existing street network, recently constructed as part of the Miller Lane development to the south of the site. All dwellings are proposed to benefit from dedicated parking provision.

The proposed layout positions the affordable housing within the north-western corner of the site. The scheme also incorporates a range of enhanced landscaping features, including wider verges, additional woodland planting, a park area, allotments, and pedestrian links connecting the development to the village centre.



Tenure

The property is held freehold under title number SY862875.

Method of Disposal

The property is for sale by informal tender on an unconditional basis.

Bid Date

Potential purchasers will be notified of the closing date for offers via the dedicated information site.

Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. Please contact Alice Serby (alice.serby@knightfrank.com) to arrange a viewing. The dates of these will be communicated to potential purchasers on request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The sale is not subject to VAT.

Dataroom

Please contact Alice Serby (alice.serby@knightfrank.com) for access to the dataroom.

Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact: Lisa Attenborough (Lisa.Attenborough@knightfrank.com)

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