

Unique Development Opportunity
St. George's Hill, Surrey



...an independent 'Passion & Pride' for property...



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Cambourne House, Old Avenue, St. George's Hill, Weybridge, Surrey

Price on Application

The most significant and important development opportunity to become available within this exclusive private residential estate.

This unrepeatable and exceptional development site extends to c. 6.81 acres (2.756 ha) occupying an elevated plateau position within the heart of the Hill, benefitting from South Westerly views.

The site was granted planning permission for a single substantial mansion of approximately 28,000 sq. ft (2601 m²). This permission has now lapsed, however the site benefits from a CLUED certificate confirming has been implemented.



Indicative Boundary at Cambourne House



St. George's Hill - History

The St. George's Hill Estate comprising c. 964 acres was acquired by W.G. Tarrant (master builder) in 1911. His vision and in his words were to create *'an ideal place of residence for the wealthy or professional person, enjoying peace and quiet in the surroundings of natural beauty, accessible to Central London'*.

The Cambourne House site has remained undeveloped since 1911 and benefits from being a most beautiful and mature parkland setting of established specimen pine trees and ancient rhododendron embankments.

St. George's Hill - Location

St. George's Hill is superbly located within easy reach of Central London by excellent road and rail networks and a superb range of some of the country's finest recreational facilities.

- London – 30 minutes / 19 miles
- Heathrow Airport – 27 minutes / 10 miles
- Gatwick Airport – 44 minutes / 25 miles
- Private Airport at Chobham - 20 minutes / 7.3 miles
- Private Airport at Farnborough – 45 minutes / 20 miles
- Motorway network – M25 Junction 10 – 14 minutes / 5.4 miles
- Weybridge Mainline Station – 6 minutes / 1.3 miles away (31minutes direct to Waterloo)



St. George's Hill - Lifestyle

The Estate enjoys a global following from a cross section of international and cosmopolitan residents seeking privacy and tranquillity in beautiful surroundings yet within close proximity to Central London. Within The Estate there is the renowned St. George's Hill Golf Club and St. George's Hill Lawn Tennis Club offering 34 mixed tennis courts, indoor pool, gymnasium, spa and dining facilities overlooking a picturesque lake.

St. George's Hill - Security

One of the exclusive benefits of The Estate is the discreet and reassuring 24/7 security facilities. There are 5 access roads leading into The Estate with security cameras and monitors with controlled barriers. The 2 main entrances have uniformed security personnel questioning any visitors, residents enjoy free access via ANPR and security cards.

St. George's Hill - Residents' Association

The Estate is administered by the St. George's Hill Residents' Association, an elected body of members from within the estate. The RA Board are there to uphold the highest standards and covenants as instilled from 1911 in connection with the overall management of The Estate, its residents, roads and facilities.



Indicative map of St. George's Hill



Photographs showing plateau position and pine trees

General Information:

Property address:

Land at Junction of Yaffle Road and Old Avenue (Cambourne House), St George's Hill
Weybridge, Surrey, KT13 0QD

Elmbridge Borough Council:

Civic Centre, High Street, Esher, Surrey, KT10 9SD

Tel. 01372 474 474

[Home | Elmbridge Borough Council](#) Application number 2010/3077

St. George's Hill Residents' Association contact details:

Estate Office, St. George's Hill Estate, West Road, Weybridge, Surrey, KT13 0LZ

Tel. 01932 859575

St. George's Hill Residents' Associate Planning Guidelines:

Available upon request from Garbett & Partners

Council Tax:

Not liable on undeveloped land



Example of mature rhododendrons in Spring

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