

WILDWOOD

ALFOLD, SURREY, GU6 8JE



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About 40 miles from Central London | Direct access to the A281 Guilford to Horsham Road | Gatwick Airport 26 miles
Heathrow Airport 37 miles.

Opportunity to acquire a genuine development site full of possibilities

- **IMPORTANT PLANNING PERMISSION GRANTED FOR CIRCA. 177,000 SQ.FT. OF HOTEL AND LODGE DEVELOPMENT**
 - Approximately 232 acres freehold.
 - Former 27 hole golf facility.
- Circa. 13,000 sq.ft. of buildings formerly the clubhouse and associated buildings. Machinery compound.
- **OFFERS INVITED**

EXTANT PLANNING PERMISSION

The site benefits from an extant planning permission (LPA Ref: WA/2010/1489) for: Erection of an 84 room hotel with associated spa and leisure facilities; a golf academy building with associated offices and 39 lodges; relocation of maintenance building together with the formation of access roads, over 300 parking spaces and landscaping.

The lawful implementation of this permission in 2016 was confirmed by the issue of a Certificate of Lawfulness in January 2019 (LPA Ref: WA/2018/1710). Therefore, the principle of the circa. 177,000 sq.ft. development of the site is established.



CURRENT POSITION

The site has been closed for a number of years and there are numerous options open to a buyer. Some of these option details are briefly set out below:

POSITIVE PRE APP FOR A RETIREMENT VILLAGE

Pre Application No: PA/2020/0408. Where the proposed retirement development does not exceed the extant consent in terms of volume, the planning authorities have taken a positive stance.

SUBMITTED PRE APP

The owner has submitted (January 2023) plans, in conjunction with Holder Mathias Architects, which redistributes the existing floorspace into a more sympathetic way within the site. Two pre app meetings (March 2023 and May 2023) have been held with the council. No formal comment has been received although verbally the planning department has been very supportive. Details are available. The new proposals include:

- 18 hole golf course
- 199 leisure lodges
- Water activities
- Crazy golf
- Paintball
- Golf driving range
- Fitness centre
- Restaurant
- Tree top assault course



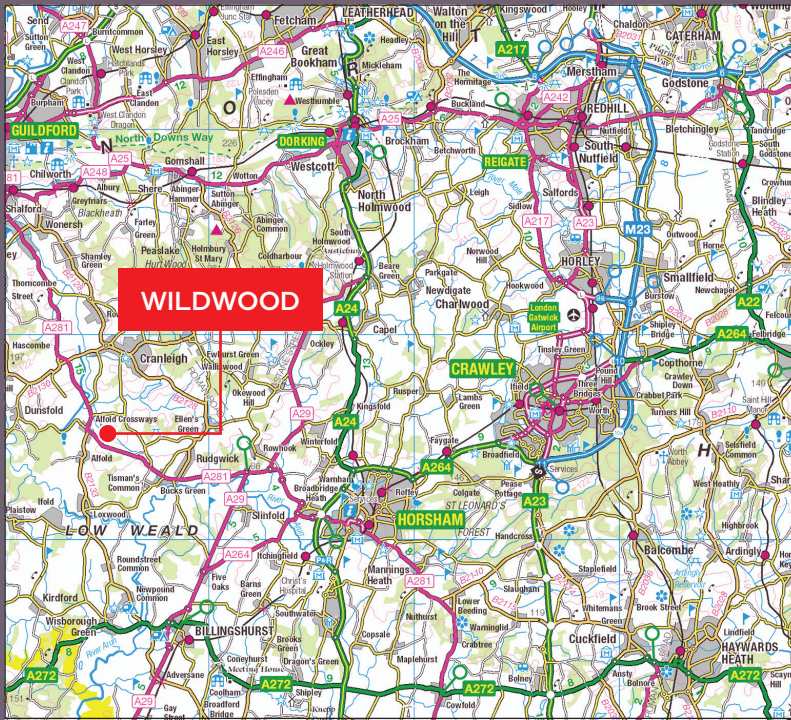
CONCEPT MASTERPLAN FOR RESIDENTIAL OPTION

A pre-app has been drawn up to re-purpose the existing lodge consent into full residential (currently the consent allows for a restricted occupancy of 28 days in any three-month period, in any calendar year to the same occupants). In addition to this the client has looked at various re-siting options within the secluded landscape setting. This pre-app has not been submitted and is available to interested parties purely as a concept plan at this stage.

ALTERNATIVE USES

Alternative uses for parts of the site could include carehome facilities, BNG's, burial site, woodland planting/rewilding.





FURTHER INFORMATION

SERVICES

Services to the site include mains water and electricity. Private drainage.

PLANNING AUTHORITY

The property falls under the Waverley Borough Local Plan. Local Plan Policy C2 – 'Open Countryside beyond the Green Belt'.

EPC

TBA

BASIS OF DISPOSAL

The sale will be by way of an asset disposal. Vacant possession on completion. The owners would consider a Joint Venture but would prefer an outright disposal of the site.

FURTHER INFORMATION AND VIEWINGS

For further information on the property, or to arrange a viewing, please contact:

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