



Charles Hill

27 Acres in the Surrey Hills AONB



Charles Hill

Approved Outline Planning Application

Freehold Land for Sale

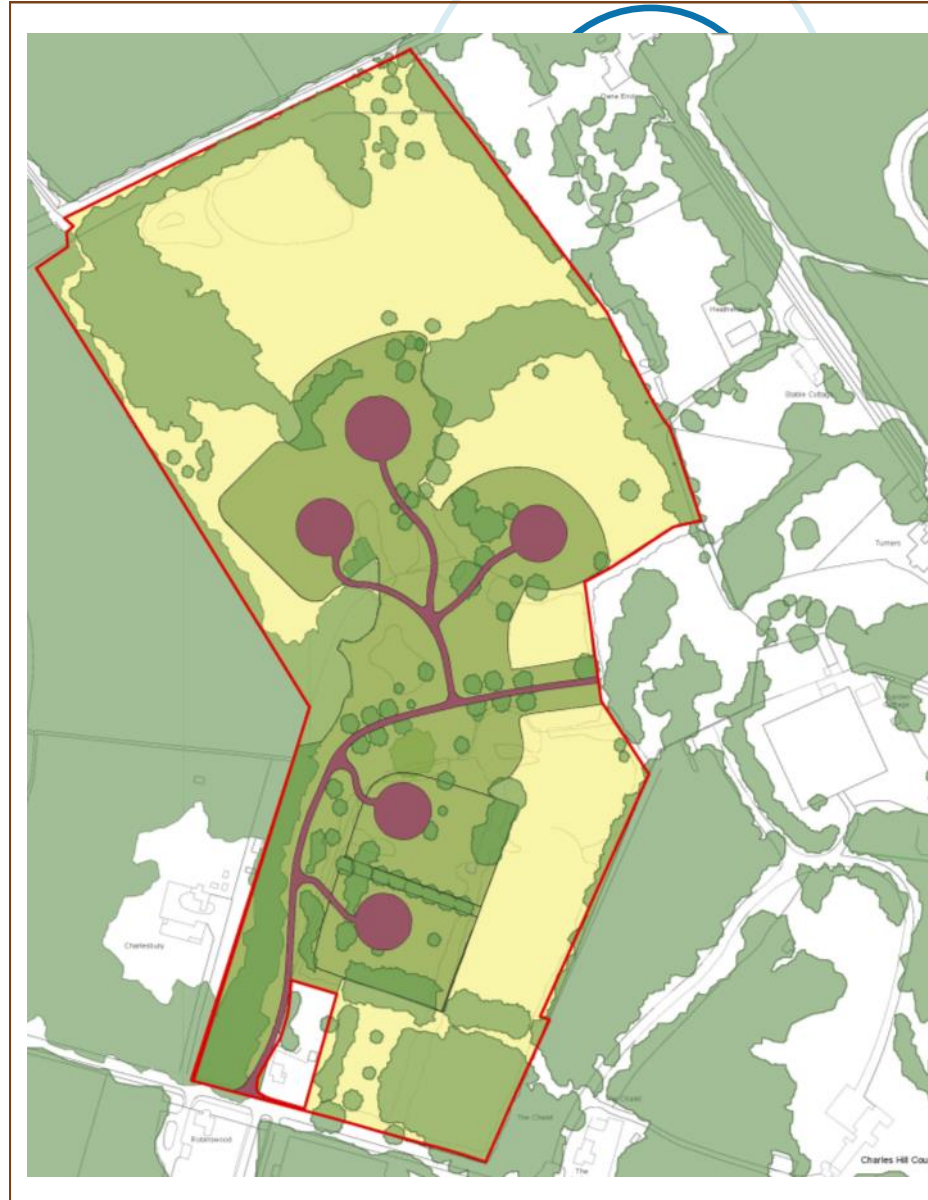
May 2015



OUTLINE PLANNING

A Remarkable Development Opportunity with the Benefit of Outline Planning Approval.

- **Located** in the Surrey Hills, AONB, AGLV and Metropolitan Green Belt.
- **34,326 sq. ft. (3,189m²)** of the Highest Quality Residential Development.
- **Five** Exceptional Surrey Vernacular/Arts and Crafts Style Houses.
- **27 Acres (10.96 ha)** surrounded by woods and heaths, interlaced with footpaths and bridleways.



- ✓ **Five Luxurious Sustainable Family Homes**
- ✓ **Village Facilities, Schools, Transport Links, National Trust Parks Nearby**

Charles Hill



Views of Some of the
Approved Proposed Common
and Garden Areas.

Proposed Landscaping will
Safeguard Existing
Countryside, Wildlife Habitat,
and Management of Specimen
Trees, and Award Winning
Rhododendrons and Azaleas.



SITE VIEWS



Small Lake and Rhododendrons



Approved Parameter Plans

May 2015



PROPOSED DEVELOPMENT PLOTS (SEE DRAWING 1289.107)	
[Yellow Box]	MEADOW
[Green Box]	PROPOSED PLANTING
[Light Green Box]	EXISTING TREES
[Light Green Box]	MOWN GRASS
[Red Line]	ACCESS ROADS
[Blue Box]	WATER BODY

LANDSCAPE PARAMETERS		CHARLES HILL NURSERY, TILFORD, SURREY	
PLANNING	1289.108	1289.108	
<small>The Old House, 2 Wellesley Court Road Chertsey, Surrey CR8 1LE T +44 (0)20 8688 9083 F +44 (0)20 8688 5844 e info@colvinmoggridge.co.uk www.colvinmoggridge.co.uk</small>			
		colvin&moggridge	



PLOT	MAXIMUM RESIDENTIAL FLOOR SPACE (Class C3)
H1	742 sq mtrs 7987 sq ft
H2	702 sq mtrs 7556 sq ft
H3	495 sq mtrs 5328 sq ft
H4	625 sq mtrs 6728 sq ft
H5	625 sq mtrs 6728 sq ft
TOTAL	MAXIMUM: 3189 SQM GEA

DEVELOPMENT ZONE PARAMETERS		CHARLES HILL NURSERY, TILFORD, SURREY	
PLANNING	1289.107	1289.107	
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Area 1
8.8 Acres

Area 2
3.95 Acres

Area 3
3.2 Acres

Main Drive &
Open Area
4.3 Acres

Area 4
3 Acres

Area 5
3.75 Acres

- Draft boundaries
- Existing water / reservoir
- Existing water remodelled to lake and pond
- Existing buildings
- Gardens
- Area 6 drive and open area
- Existing Trees
- Shrub layer with occasional trees
- Existing fence retained
- Palisade fencing
- Site boundary
- Byway open to all traffic
- Bridleway
- Public footpath
- Primary road network
- Unmade road

Charles Hill

Turners, a listed building that adjoins the boundary of Charles Hill, a Site of 27 acres which sits within the Metropolitan Green Belt and the Surrey Hills AONB and AGLV.

It is set in a mixture of open heath and forestry land, but is bordered by the large residential curtilages of a number of mature country houses, many of which are of exceptional quality.



NEIGHBOURS

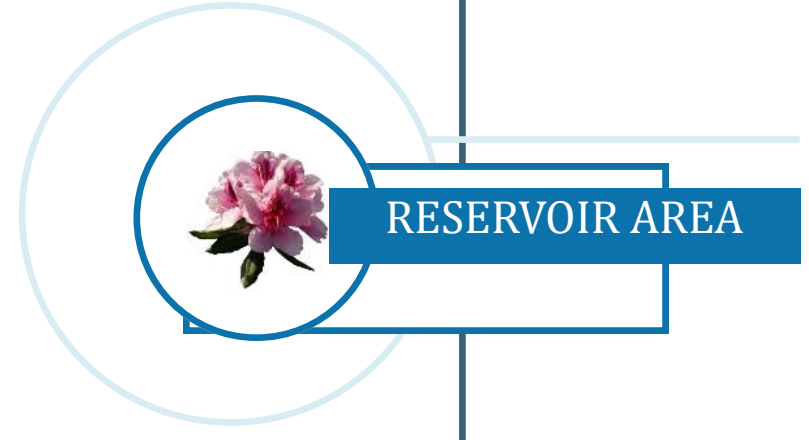


The Nearest Local Pub/Restaurants



Charles Hill

✓ The reservoir will be re-designed to retain a smaller lake and create a 'habitat pond' which will be planted with appropriate native species.







Farnham Shops and Services

- The historic market town of Farnham is the closest town to Charles Hill.
- There is a monthly farmers market and yearly food festival.
- The Maltings is the cultural hub of Farnham hosting; craft festivals, clubs, groups, theatre and music for all ages.



Pubs/Restaurants in Elstead & Tilford

- The Barley Mow, a grade II Listed building overlooks Tilford Cricket Green.
- The Donkey is within walking distance of the Charles Hill Site.
- There are two pubs by Elstead Green, The Woolpack and The Golden Fleece.
- The Mill sits on The River Wey.



Charles Hill



LOCATION

Charles Hill is a hamlet in the parish of Tilford 3 miles (5 km) South-East of Farnham in Surrey, on the B3001 road to Godalming. The top of Charles Hill, 318 feet (97m) above sea level, is on the North side of the road, on the parish boundary between Tilford and Elstead, a village a mile away to the East.

The Charles Hill Site lies in the Wey Valley at Tilford with frontage to the main road, the B3001, running between Farnham and Elstead. Access into the site is immediately adjacent to a turn of the century lodge house, via a private tarmac roadway that runs across the site. The roadway is also shared by 'Turners' the large listed property on the North Eastern boundary of the site.

Services:

Mains water, electricity and gas available. Private drainage.

Local Authority:

Waverley Borough Council

Tel: 01483 523333



Charles Hill, Tilford, Farnham, Surrey, GU10 2AU.

Location

Charles Hill occupies a commanding, yet private elevated position to the North of Charles Hill, between the attractive villages of Tilford and Elstead in rural Surrey.

The nearby towns of Farnham and Guildford both offer a comprehensive range of shopping, cultural and leisure facilities, and have mainline stations to London Waterloo (53 minutes and 37 minutes respectively). Transport links are excellent. The 'Milford junction' of the A3 is 3.5 miles, which provides excellent links to London and the South coast via the M25 national motorway network. Farnborough, Heathrow and Gatwick airports are easily accessible from this location.

There are a number of well regarded both state and private schools in the area including: Charterhouse, Amesbury, St Edmund's, Barrow Hills, Prior's Field, Edgeborough, Aldro, Frensham Heights, Tormead, St Catherine's at Bramley and Cranleigh School.

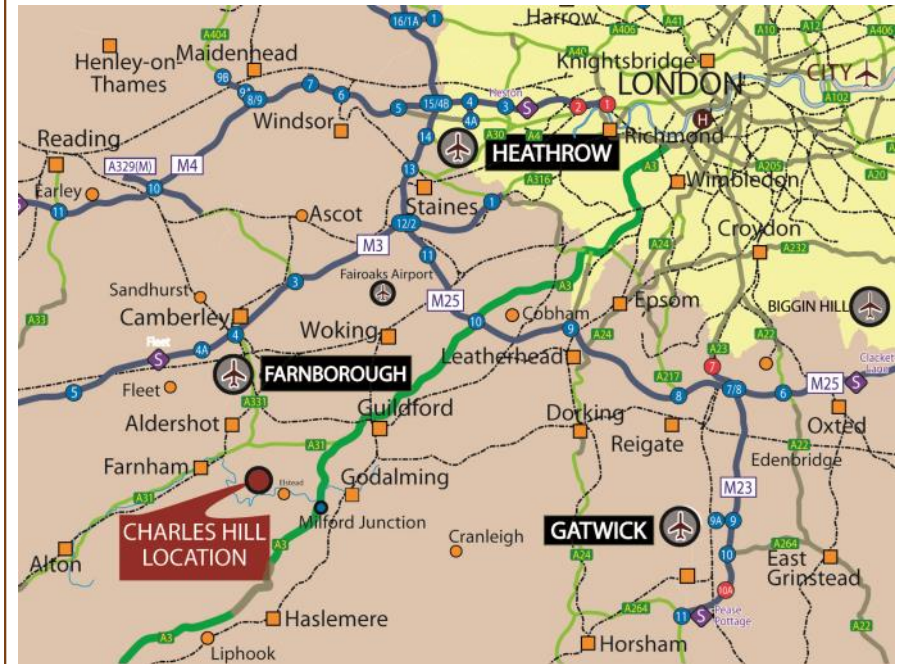
Situation

The Surrey Hills is situated in an Area of Outstanding Natural Beauty with Great Landscape Value in the Green Belt.

For outdoor enthusiasts, this part of Surrey has excellent walking and riding opportunities at Hankley Common and Frensham Common, both owned by the National Trust. Racing is available at Goodwood and Sandown Park. There is Polo at Cowdray Park and Sailing at Chichester Harbour. There are local golf clubs at Hindhead, Liphook, Hankley Common and West Surrey.

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Farnham—3.4miles (Waterloo 53 mins)
Guildford—13.5 miles (Waterloo 37 mins)
Farnborough Airport—10.2 miles
Heathrow Airport—33.6 miles
Central London—42.4 miles
All mileage is approximate.





Aerial View Thundery Meadow Looking East From Charles Hill

Viewing strictly by appointment through the Vendor's agents:

Glanfield Holmlund

Tel: 01420 544 117

Email glanfield.holmlund@talk21.com

Cuddeford House, 13 Market Street,

Alton, Hampshire, GU34 1HA

www.glanfieldholmlund.co.uk



Price Guide on Application