



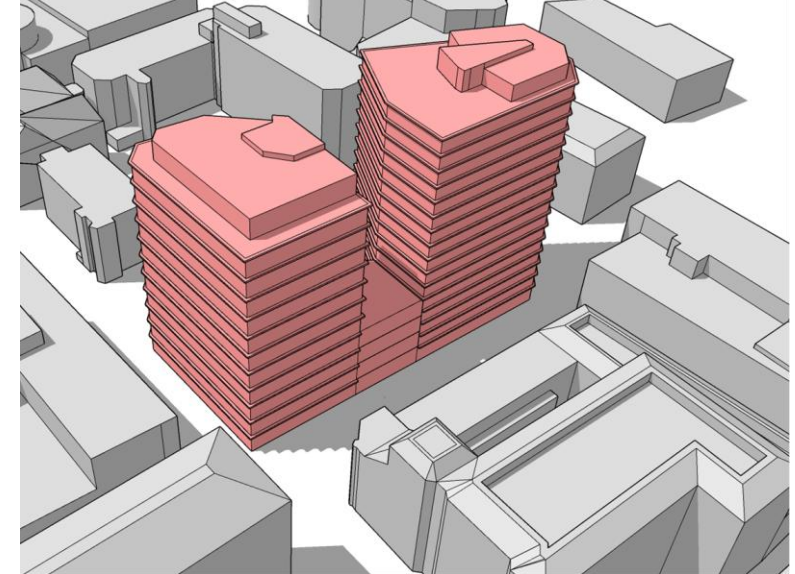
CHOBHAM ROAD, WOKING, GU21 6JD
A RESIDENTIAL LED MIXED USE DEVELOPMENT OPPORTUNITY
UNCONDITIONAL OR SUBJECT TO PLANNING



OPPORTUNITY SUMMARY

THE SITE IS A MIXED-USE DEVELOPMENT OPPORTUNITY, LOCATED A SHORT DISTANCE FROM WOKING TRAIN STATION IN WOKING TOWN CENTRE.

- Site area of 0.55 acres (0.22 hectares) presently supporting a mixed-use site that is currently undergoing demolition and site clearance, estimated to be completed in May 2025.
- Significant scope for alternative mixed-use schemes with strong bulk and massing precedent from current commercial planning permission.
- The Site is capable of offering a range of opportunities to developers with potential for various combinations of residential use. Options for up to c.440 units total and other commercial uses allow significant flexibility.
- The Site can support two blocks, one to the north and one to the south, with the same or different use types, with options including co-living, BTR, office, and self storage.
- Commercial planning permission (PLAN/2023/0835) for a new build scheme of 11 storeys (47m) comprising:
 - **136,045 sq ft** Commercial space - Class E (Office).
 - **22,647 sq ft** Commercial space – Class E (Flexible/Retail)
- Excellent connectivity, located less than a 5-minute walk from Woking Station, within the heart of Woking Town Centre.



*Scheme showing north and south blocks
Image and CGI not to scale*

SITE DESCRIPTION



The Site



Train Station (5 min walk)



Shopping Centre



Food Stores



Gyms

Development Pipeline:

1

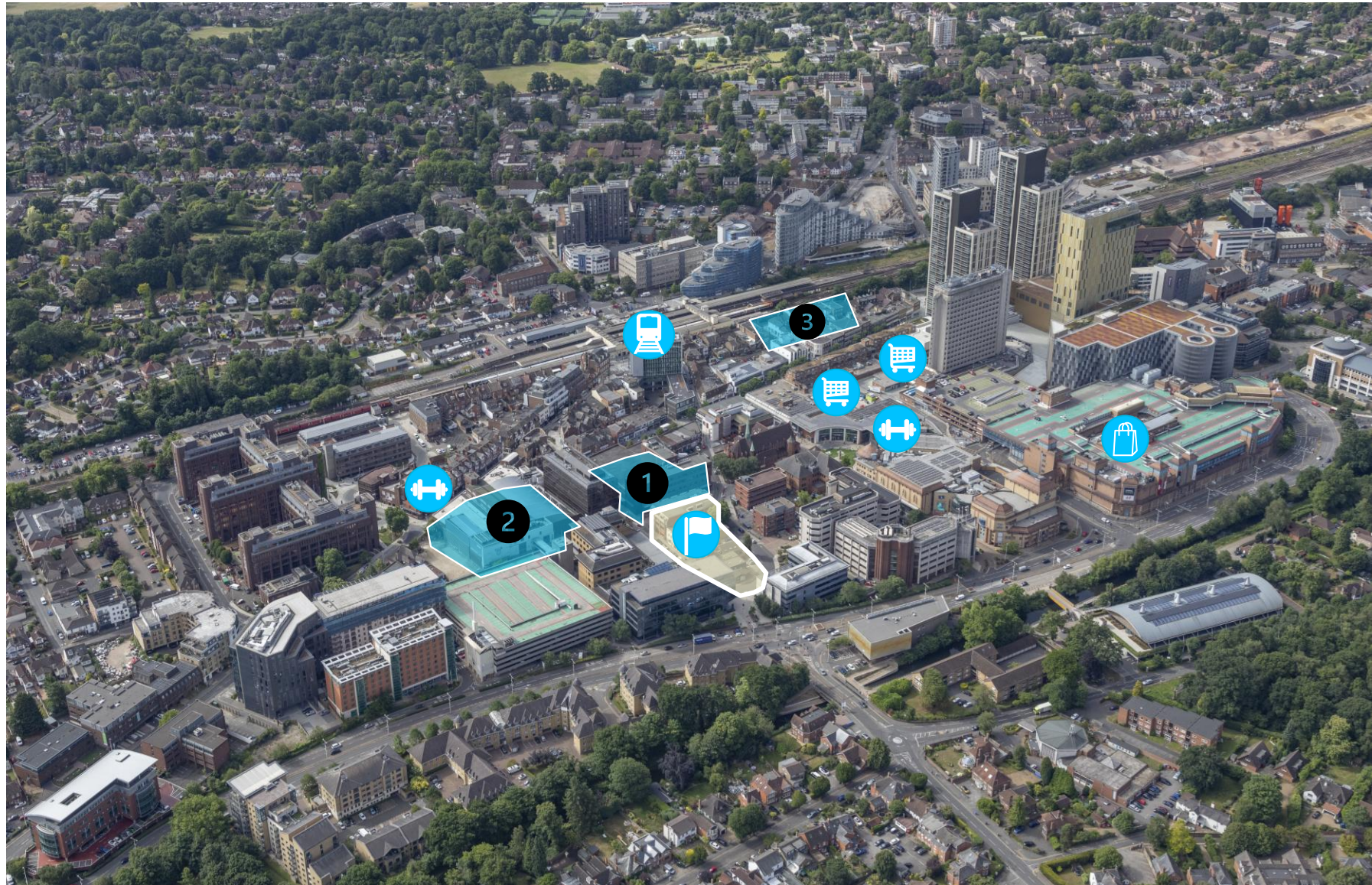
Crown Gardens

2

Crown Place

3

JRL/Halcyon Co-living



SITE DESCRIPTION

EXISTING SITE

The Site is a largely regular island site extending 0.55 acres (0.28 ha).

Vehicular access to the Site is via Church Street East leading to Christchurch Way & Chobham Road. The Site was previously occupied predominantly by retail units on the ground floor with office accommodation above. A section of purpose-built mixed-use accommodation made up of retail on ground floor and three storeys of office above was to the south of the plot.

NEIGHBOURING CONTEXT

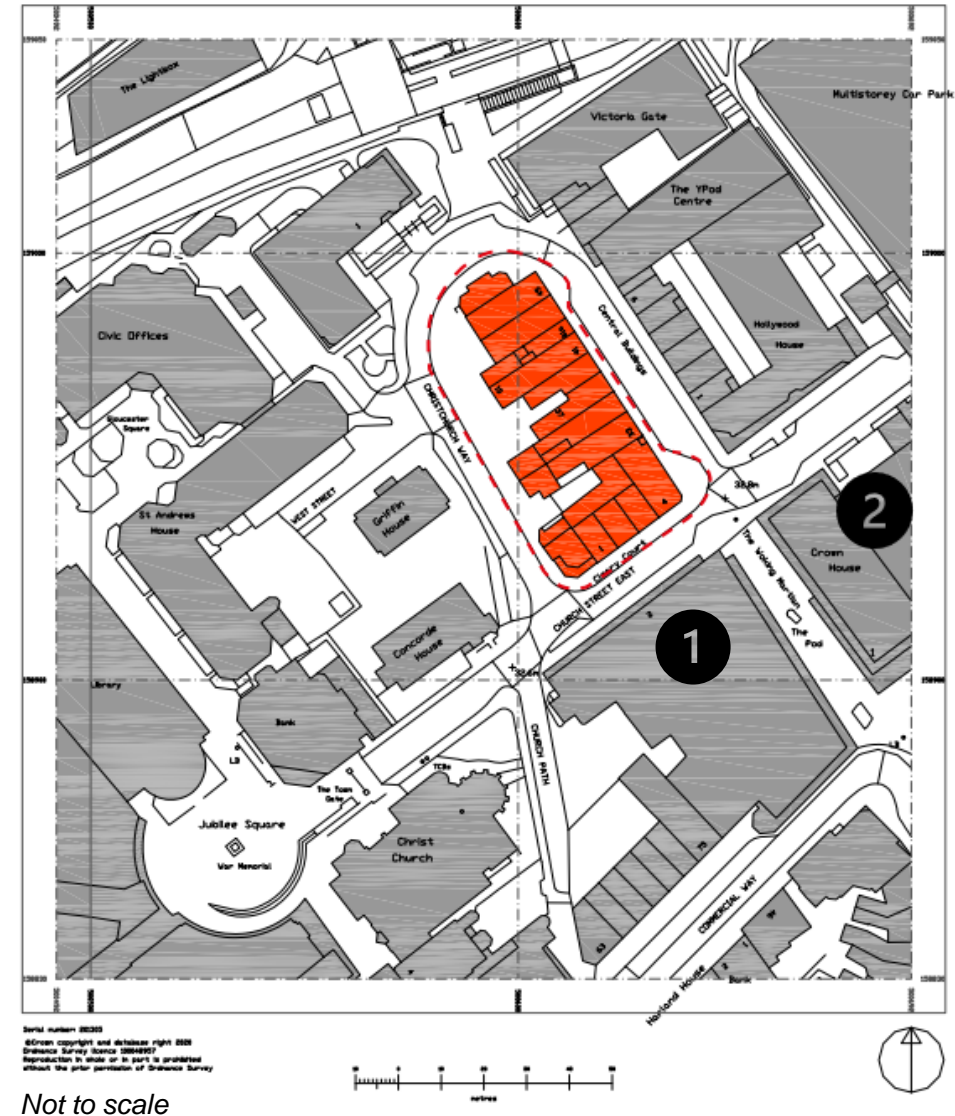
The surrounding buildings are predominately mid-rise (4-8 storeys), however the following schemes show precedent for increased massing in the Town Centre and direct locality.

1. Crown Gardens: Permission for 272 BTR units (10% affordable) with a maximum of 26 storeys.
2. Crown Place: Permission for 366 BTR units (0% affordable) standing at a maximum of 28 storeys.

Adjacent to the station, JRL and Halcyon have permission (subject to S106) to develop 329 co-living apartments, with a maximum height of 17 storeys.

LEGAL

The Site is held in single ownership through different vehicles, totaling 12 Freehold titles. The titles are listed at the end of this brochure and can be found in the data room.



Not to scale

SURROUNDING CONTEXT

LOCATION

Woking, is a well-located commuter town in northwest Surrey. Positioned just 5 miles from Junction 12 of the M25 Motorway offering access to Greater London and the broader national road network. Woking train station is c.5-minute walk away and offers fast trains to London Waterloo in 24 minutes.

For air travel, Woking is exceptionally well-placed. London Heathrow Airport, one of the world’s busiest international hubs, and lies only 15 miles to the northwest, making it highly convenient for global travel.

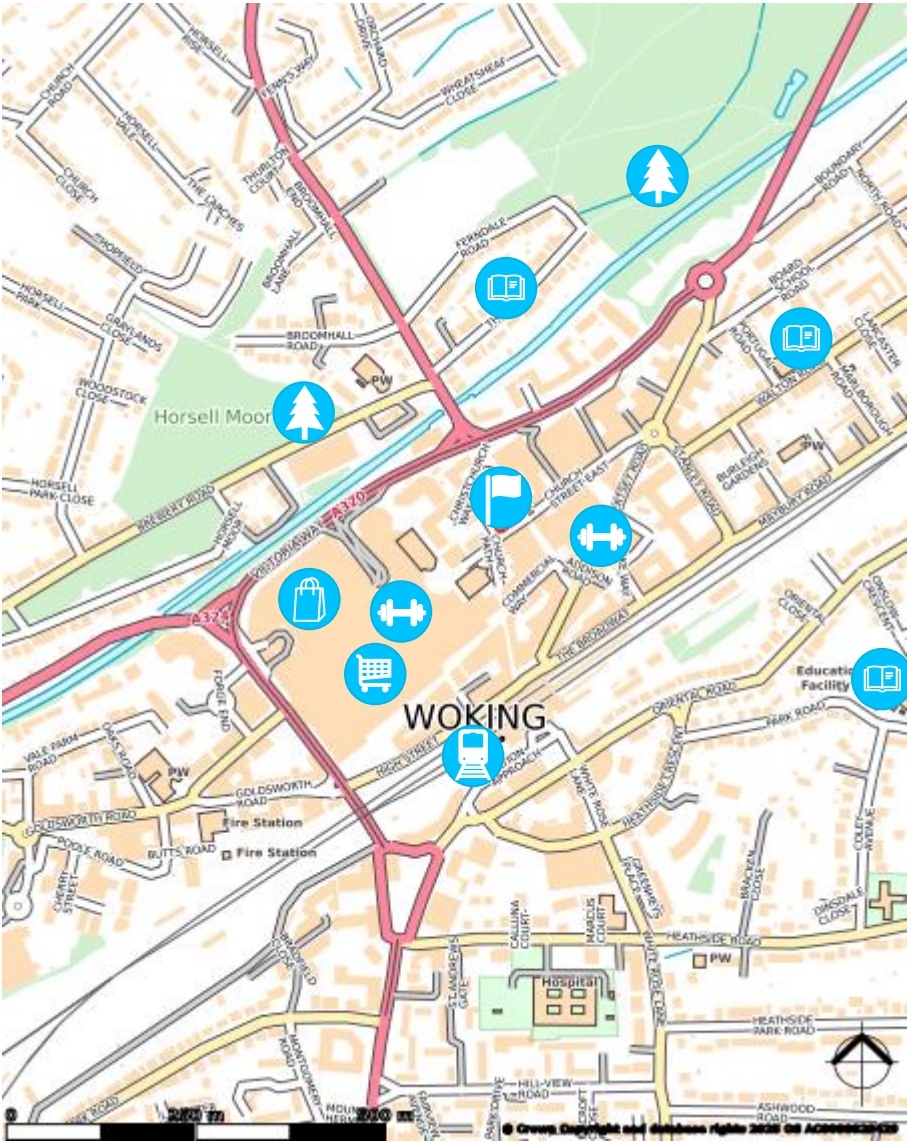
SOCIAL AND SHOPPING

Woking offers a diverse shopping and dining scene. The town centre features a mix of well-known retailers, two shopping centres 2-minutes walk from the Site, alongside independent shops and boutiques. For dining, Woking supports an array of restaurants, cafes, and pubs.

LOCAL SERVICES

Woking has a GP practice, gyms, and recreational facilities. A short drive to the south is the Surrey Hills National Landscape to supplement greenspace around and within Woking such as Horsell Common. The town also possesses a seven schools from primary to Secondary School level such as Pryford Primary School and Hoe Valley School that have achieved an Ofsted rating of Outstanding.

-  The Site
-  Woking Station
-  Parks
-  Retail Centre
-  Food Stores
-  Schools
-  Gym



SITE AND SURROUNDING CONTEXT



CGI of consented office scheme



CGI of consented office scheme



Woking town centre



Victoria Place Shopping Centre, Woking



CGI of consented office scheme



Woking Canal



The Martian, Woking



Jubilee Square, Woking Town Centre



Woking Canal

COMMUNICATIONS

The site benefits from good road, train and air connections

BY ROAD

Woking benefits from excellent road communications, being strategically located 5 miles south of J11 of the M25 and 5 miles south of the M3 and north of the A3 dual carriageway. The site is in the centre of Woking and has immediate access onto Chobham road which leads on quickly to arterial routes through and to the outskirts of Woking. J11 of the M25 can be reached from the Site within 15 minutes and the centre of Guildford in 30 minutes.

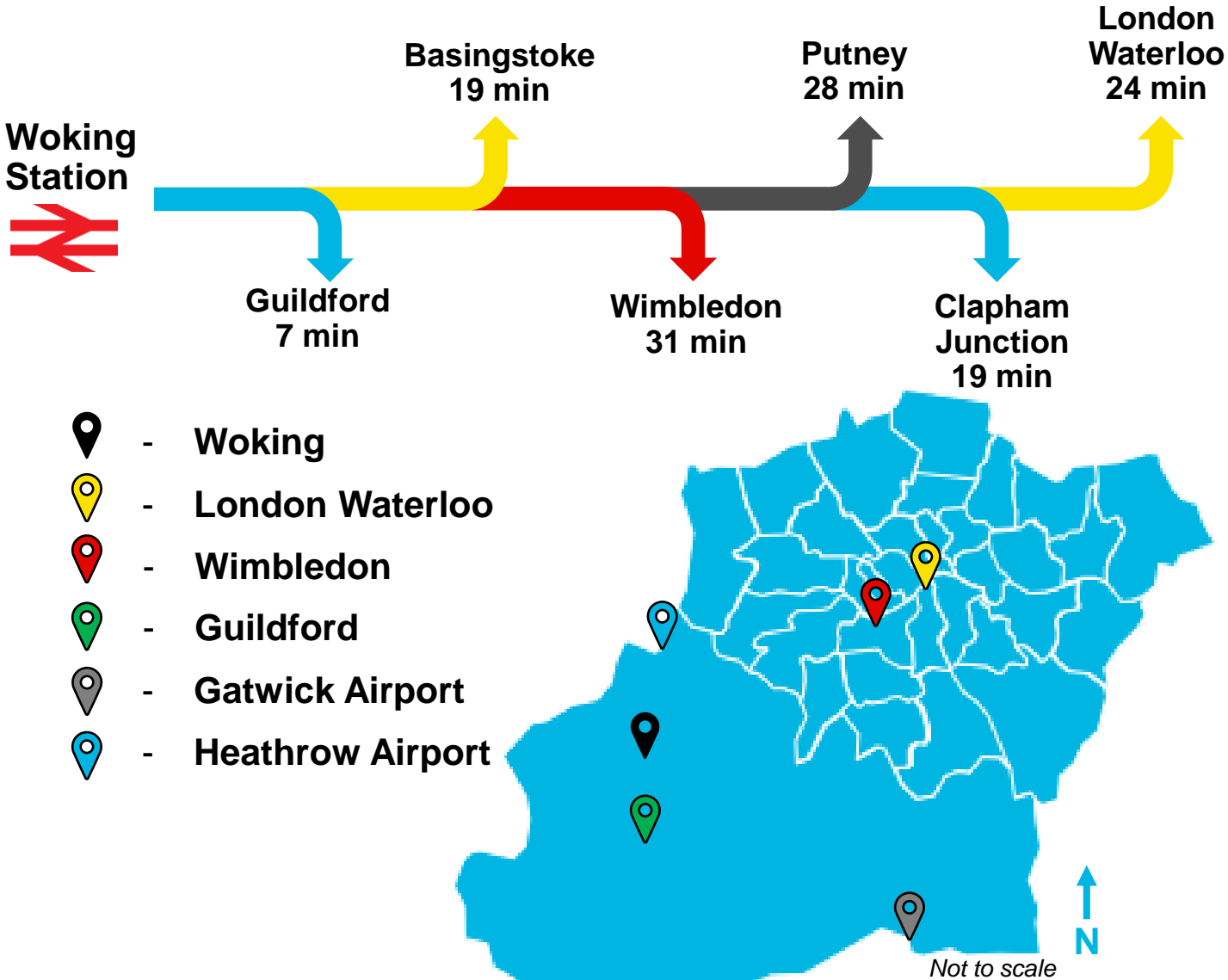
BY RAIL

National Rail services are available at Woking Station, located directly c.5-minutes walk from the Site, providing connections to London Waterloo, Reading, and Guildford. Additional rail connections can be accessed at Clapham Junction Station, approximately 19 minutes to the east, offering further routes to London and the southwest, including to Gatwick Airport.

BY AIR

London Heathrow Airport situated 11 miles to the Northeast, and Gatwick airport approximately 20 miles to the southwest. Both providing a wide range of domestic and international flights.

KEY COMMUTER CONNECTIONS



THE OPPORTUNITY

THE VENDOR HAS PREPARED NUMEROUS FEASIBILITY OPTIONS OFFERING FLEXIBILITY ACROSS THE NORTH AND SOUTH BLOCKS, INCLUDING THE FOLLOWING:

OPTION 1 BTR & CO-LIVING

North Block use: BTR
Number of units: 220+

South Block Use: Co-
living
Number of Units: 220+

Option Total: 440+



OPTION 2 CO-LIVING & OFFICE

North Block use: Co-
living
Number of units: 330+

South Block Use: Office
Number of Units: 1
(80,000 sq.ft GIA max)

Option Total: 330+



OPTION 3 CO-LIVING AND BTS

North Block use: Co-
living
Number of units: 330+

South Block Use: BTS
Number of Units: 80+

Option Total: 410+



OPTION 4 BTR & BTR

North Block use: BTR
Number of units: 220+

South Block Use: BTR
Number of Units: 80+

Option Total: 300+



WOKING RESIDENTIAL OPPORTUNITY

BTR CONTEXT

There is a clear precedent for a BTR scheme in Woking as shown by The Marches development in Victoria Square and the approved Crown Place and Crown Garden schemes to the south of the Site. Details of which are below:

Practical completion on The Marches was in 2021. The scheme offers c.400 units made up of Studio's, 1-beds and 2-bed units in the centre of Woking. Apartments are available from £1,430, £1,500 and £1,880 respectively, and represent the ceiling for a council owned scheme. Our Site, with scope for better amenities, such as a gym and private dining room, will achieve a premium to this.

Crown Place has planning permission for 366 Build to Rent apartments, all of which are private, on a plot directly southeast of the Site. The mixed-use scheme contains 7,800 sq.ft of commercial/retail space and extends to a maximum 28 storeys.

Crown Gardens, directly to the south of the Site, has planning permission for 272 apartments on a site with maximum 26 storeys. The mix use scheme will have 5,700 sq.ft of internal amenity and 5,200 sqft of Class E commercial. The Scheme contains 10% affordable private rental units (28 units total, 12x1 bed, 8x2 bed, 8x3 bed).

The Site offers flexibility among use classes with options to mass BTR in both the north and south block or split the Site use among alternative residential or commercial uses. The massing plans estimate that the north block can hold c.220 BTR units and the south block c.80 units.



CO-LIVING CONTEXT

Similar to the BTR context, Woking has seen increased interest in co-living developments with planning underway for its first major development. Details of this scheme are below:

CO-LIVING WOKING

JRL and Halcyon have secured planning permission (subject to S106) for 329 co-living units with a maximum height of 17 storeys. The scheme, adjacent to the station, is Woking's first co-living development, and will retain ground floor Class E High Street retail use and will boost neighbouring public realm.

The Site delivers high value as a co-living development with massing options of up to c.330 on the north block and c.220 units on the southern block.

The dynamic nature of the site allows for a changing of uses to suit demand and move with changes in market conditions.



Woking's housing target has increased to 795 annually, up from 436



7.4% increase in rental values in 2024



southeast homes let, were apartments. 11% higher than the southeast average



Higher than average gross disposable household income at £28,100. National average is £20,400

Data sourced from ONS and Chancellors

COMMERCIAL PLANNING PERMISSION

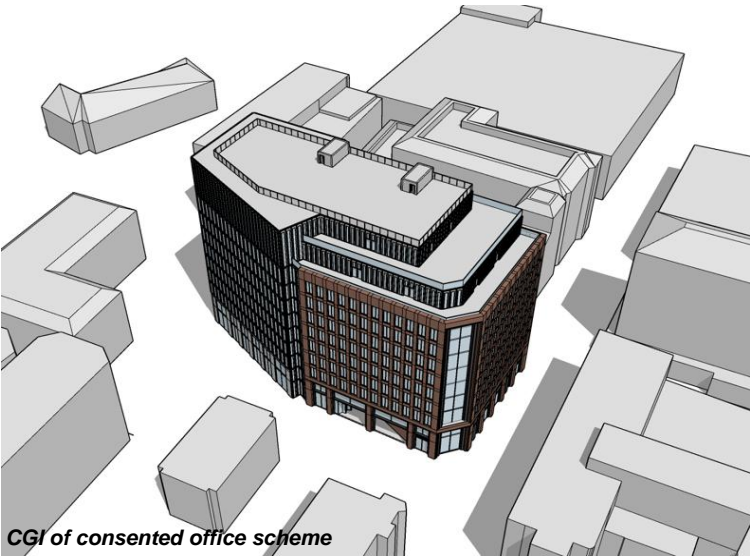
PLANNING

The Site falls under the jurisdiction of Woking Borough Council. The Site is not listed, it is not in any conservation areas, nor is it burdened by any other policies providing significant planning constraints.

CONSENTED SCHEME

The commercial permission (PLAN/2023/0835), which was approved with S106 signed in October 2024, is set to deliver up to 11 storeys (47m, 10 storeys plus ground floor) comprising use Class E(g)(i) Office Space (levels 2-10 inclu.) and flexible Use Class E ground floor and first floor space, cycling parking facilities and associated public realm improvements. Space breakdown includes:

- 136,045 sq ft Commercial space - Class E (Office)
- 22,647 sq ft Commercial space – Class E (Flexible/Retail)



COMMERCIAL CONTEXT

RETAIL

The Site has a historic precedent of **retail use** and there are strong drivers for retail accommodation in any future development. Located in the heart of the town centre there is strong footfall from shoppers, office workers and local residents. Arora's recent purchase of the Peacock's shopping centre will help kickstart a retail revival in the town centre. Alongside traditional high street retail, gym use could provide an attractive alternative use, especially in the context of other developments in the vicinity increasing residential density in the Town Centre.

SELF STORAGE

Self storage provides further commercial use for the Site. Self-storage is an in-demand market that has consistently provided strong rental returns in the Southeast over the last 3 years. There is no Town Centre self storage provision in Woking despite evidence showing that user profiles are changing towards lifestyle customers who need to rent storage space as a 'room away from home'. As a greater provision of high-density residential units are provided in Woking, self storage will experience greater demand from those occupiers looking for extra storage space in a convenient Town Centre location.

OFFICES

The Site is well suited to deliver grade A **office accommodation** aided by the planning consent. There is a shortage of new build grade A office stock in Woking, with no new developments in at least the last 5 years, providing an exciting opportunity for the office market. Regional prime rents have attracted £50 - £60 psf recently in Reading with asking rents in Woking at £42.50 for best in class offices in the 'Space' building. A new grade A development would achieve a premium to this and closer reflect regional prime rents.

The Town Centre is already an attractive office location as shown by Surrey County Council's decision to purchase and occupy the Victoria Gate building adjacent to the Site. Other recent transactions include Alliance Healthcare taking 12,000 sqft in 'Space', Nomad Foods signed for 16,000 sqft in 'Forge', and MSC Cruises occupying 20,000 sqft in Export House.

FURTHER INFORMATION

TENURE

This site is for sale freehold (title numbers: SY518963, SY461918, SY266080, SY441849, SY134228, SY213250, SY465721, SY901587, SY790599, SY770084, SY769543, and SY877614).

VAT

The property has been elected for VAT

VIEWING

The site is currently a live demolition site, viewings will be strictly external only.

DATA ROOM

Access to the data room can be found here: [Chobham Road, Woking](#)

METHOD OF SALE

The site will be sold by way of informal tender. Seeking both Subject to Planning and Unconditional offers.
Our client reserves the right not to accept the highest or any offer received.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, the purchaser and any beneficial owner will be required to present two forms of identification.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.



ENQUIRES AND VIEWING ARRANGEMENTS

FOR DETAILS OR VIEWING ARRANGEMENTS PLEASE CONTACT:



RESIDENTIAL:



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NIAMH BELL

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Misrepresentation Act 1967

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

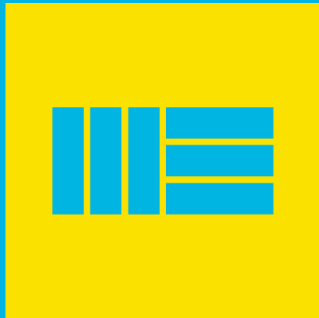
- (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.
- (v) All the plans and maps provided within the particulars are for identification purposes only.

March 2025



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.