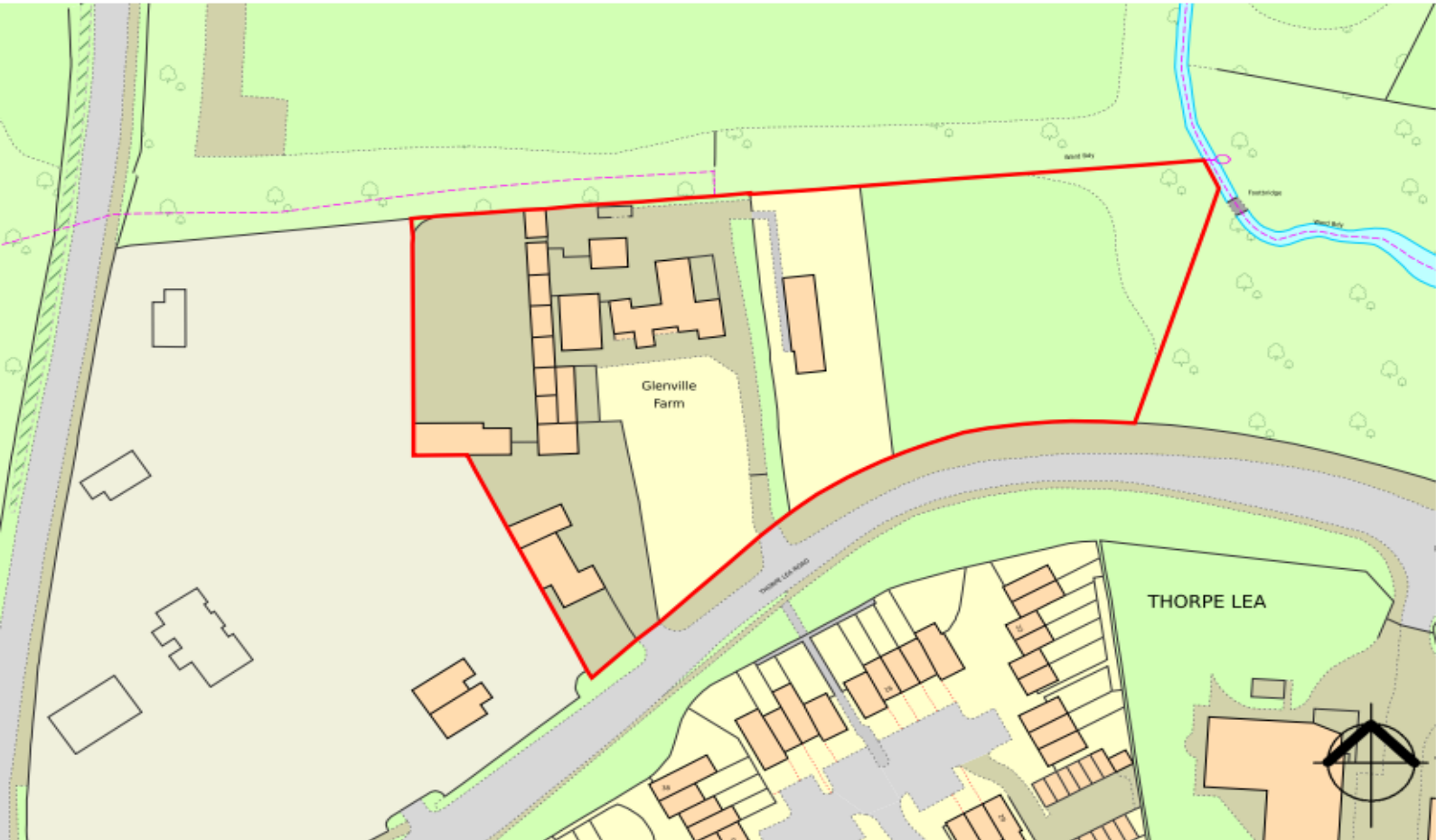




HASLAM S
CHARTERED SURVEYORS

POTENTIAL RESIDENTIAL
DEVELOPMENT SITE

FOR SALE



GLENVILLE FARM, THORPE LEA ROAD

Egham, Surrey TW20 8EZ

| | |
|--------------------|---------------------------------------|
| TYPE | DEVELOPMENT SITE |
| TENURE | FREEHOLD |
| SITE AREA | 0.95 HECTARES (2.35 ACRES) |
| GUIDE PRICE | N/A |

KEY POINTS

- > Allocated for residential development in the Runnymede 2030 Local Plan
- > Closing date for offers:
12 Noon Wednesday 2nd July 2025



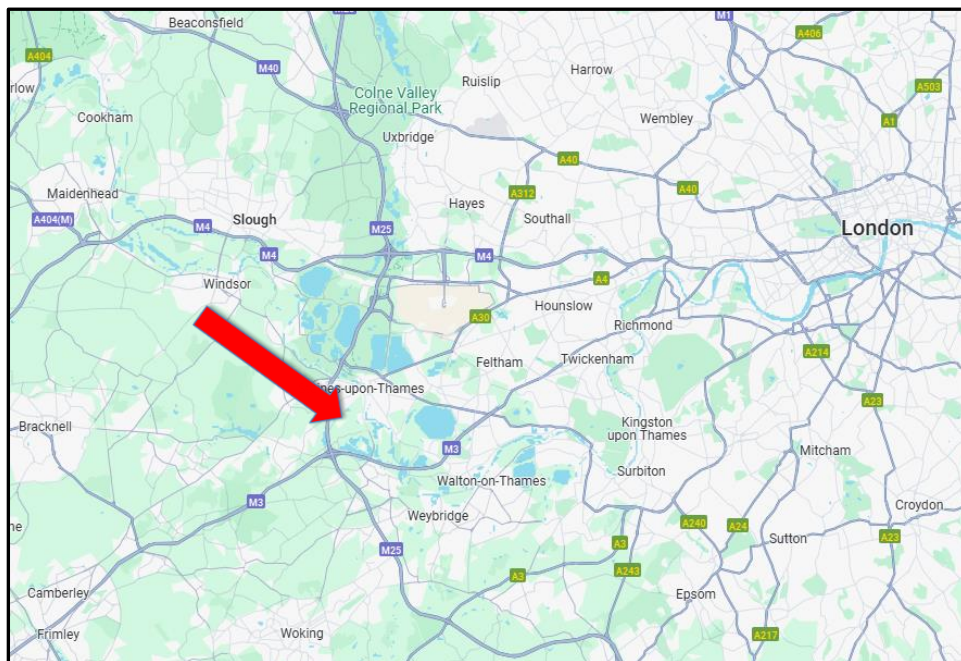
Location

The site lies on the north side of Thorpe Lea Road approximately 200 metres to the west of its junction with Medlake Road in a mixed-use location towards the south-eastern edge of Egham in the County of Surrey.

Egham town centre and railway station lie approximately 1 mile to the northwest.

Junctions 12 and 13 of the M25 Motorway lie approximately 2 miles to the south and 1.5 miles to the north respectively.

We refer you to the location plan below for further information.



Plan for information purposes only. Not to scale.

Description

The site currently provides two residential bungalows, commercial buildings and open land on a relatively level site of approximately 0.95 hectares (2.35 acres).

The floor areas (Gross Internal Area) of the site's existing buildings are as follows:

Residential Use:

Main bungalow: 198.86 sq.m

Bungalow to the east of the driveway: 116.56 sq.m

Commercial Use:

Ground floor workshops/offices/storage: 245.84 sq.m

Total Gross Internal Area: 561.26 sq.m

Vehicular and pedestrian access to the site is from Thorpe Lea Road at its southern boundary.

A Highways Search shows that the site's southern boundary immediately abuts land designated as public highway. A copy of the Highways Search is available in the site's information pack.

Immediately to the west of the site is a residential development site currently under construction by Cala Homes.

The attached Ordnance Survey extract plan shows the approximate boundaries of the site edged red.

Additional land to the east which is also owned by the vendor could potentially be used for open space or Biodiversity Net Gain purposes to support the development of the subject site.

Tenure

The site is freehold. Full vacant possession of the site will be given on completion of the sale.

Services

We understand that mains gas, electricity, drainage, water and broadband services are available for connection in the vicinity of the site. However, prospective purchasers are advised to make their own independent enquiries with the individual authorities to verify the capacity and availability of such services.

VAT

The site is not elected for VAT and therefore VAT will not be payable on the purchase price.

Planning Status

The site lies within an area identified for housing development in the Runnymede 2030 Local Plan under Policy SL7 which states that the site is expected to provide a minimum of 40 net additional C3 dwellings and 2 net additional serviced gypsy/traveller pitches.

A copy of Policy SL7 is available in the site's information pack.

The site is subject to a live planning application (reference no. RU.23/0698) for "Full planning application for a residential development of 35 units (18 apartments and 17 dwellings) and no. 2 traveller pitches with associated landscaping and open space; new access and associated works to facilitate the development".

The reports/surveys/drawings which accompanied the planning application belong to the applicant and cannot be assigned to the purchaser. Note that the applicant no longer has a legal interest in the site.

Method of Sale

The site's freehold interest is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice.

Unconditional (Subject to Contract only) Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional (Subject to Planning) Offers

All conditional (subject to planning) offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should include at least:

1. Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan.
2. The purchaser's S106 and CIL cost calculations.
3. The purchaser's proposed affordable housing and traveller pitch provision.
4. The purchaser's proposed timetable and strategy for achieving planning permission.
5. Confirmation that the purchaser will pay £15,000 plus VAT towards the vendor's solicitor's fees upon agreement of Heads of Terms.

Conditional offers submitted without the supporting information requested in 1-5 above will not be considered.

All offers should state whether they are submitted with or without board approval and whether they are dependent on bank or similar finance being available. Proof of available funds must be provided.

Written offers for the site are invited by **12 Noon Wednesday 2nd July 2025**.

All offers should be marked "Glenville Farm, Egham - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or chrisnewman@haslams.co.uk

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.

Information Pack

A copy of the Information Pack is available to interested parties upon request which includes:

1. Land Registry title and title plans
2. Highways Search
3. Runnymede 2030 Local Plan extract

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Chris Newman
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1521 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Please note that parties must not enter the site outside the viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at May 2025 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed May 2025



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HASLAM S
CHARTERED SURVEYORS

Glenville Farm, Thorpe Lea Road, Egham, TW20 8EZ



Plotted Scale - 1:1,250

created on **edozo**

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract