

TOWN CENTRE DEVELOPMENT OPPORTUNITY

# THE WOOLMEAD

Woolmead Road, Farnham, Surrey GU9 7LF

FOR SALE ON THE  
INSTRUCTIONS OF HOMES  
ENGLAND



Homes  
England



## Key Highlights

- Excellent town centre consented residential development opportunity
- Cleared site with extant planning permission (WA/2018/0458) for a mixed use development of 138 residential apartments and 4,097 sq m of mixed use commercial
- Site totals approximately 0.70 hectares (1.74 acres)
- Freehold for sale with vacant possession
- Offers invited on an unconditional and subject to planning basis only

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## Location Plan

### LOCATION

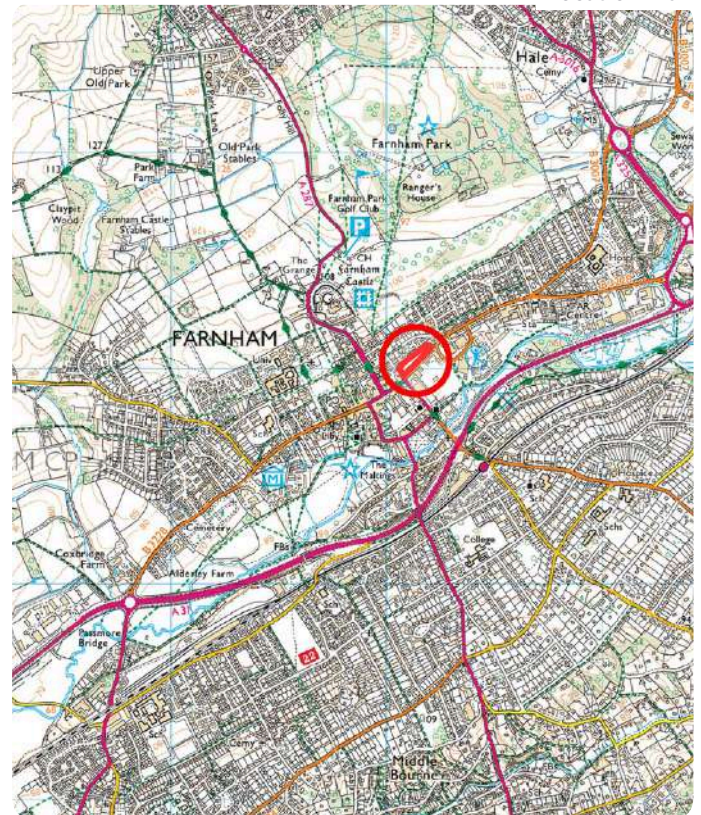
The site is located at the eastern end of the town centre immediately to the north of the Brightwells Yard development. The existing road layout results in the site forming an island within a one-way 'gyratory' traffic system around it comprising East Street, Woolmead Road and Bear Lane.

Nearby towns include, Aldershot which is located approximately 3.5 miles to the north east and Guildford, located approximately 10 miles (16 kilometres) to the east.

National mainline railway services are available from Farnham Station with services to London Waterloo in about 1 hour.

Nearby schools include, St Andrews CofE Infant School, Potters Gate CofE Primary School and Weydon Secondary School.

Farnham is extremely well regarded as a residential destination with a thriving town centre providing a good range of shops and services.



## Site Plan



### SITE DESCRIPTION

The site as shown outlined in red extends to approximately 0.70 hectares (1.74 acres). The site was cleared to ground level in 2021 by the previous owner, some hardstanding and concrete slabs remain. The site plan also shows in blue the approximate extent of the publicly maintainable highway that is within the sites ownership.

### ACCESS

Vehicle access to the site is currently taken from the north side of the site from Woolmead Road, which is an adopted road.

### SITE HISTORY

2017 - Site acquired by Berkeley Homes  
2018 - Planning permission granted (WA/2018/0458)  
2020 - S.73 amendment approved (WA/2020/0105)  
2021 - Demolition and site clearance  
2024 - Homes England acquired the site

### PUBLIC RIGHTS OF WAY

According to Surrey County Council's Public Rights of Way online mapping tool, there are no Public Rights of Way passing through the site.

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Plotted Scale - 1:1250. Paper Size - A4

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## PLANNING

Waverley Borough Council (WBC) are the administrative authority responsible for determining planning applications at the site. Their development plan is made up of The Local Plan Part 1: Strategic Policies and Sites (LPP1) which was adopted in 2018 and the Local Plan Part 2 (LPP2) that was adopted in 2023.

The site is allocated within the Local Plan Part 1, policy SS3. The allocation is for a mixed use scheme of 4,200 sq. m replacement retail floorspace and around 100 homes. The allocation states:

- Redevelopment of the main part of this 'Gateway' site to create a landmark scheme.
- A built form that responds to the historic context of the area, protecting and enhancing the setting and significance of adjacent heritage assets including the Conservation Area to the west of the site.
- A built form that responds appropriately to neighbouring development, including that permitted upon the adjacent East Street site.
- An initial desk-based assessment of the archaeological value of the site and, where necessary, a field evaluation in accordance with paragraph 128 of the NPPF.

The site is allocated within the Farnham Neighbourhood Plan, policy FNP 22 that was adopted in April 2020.

## EXTANT PLANNING

The site is available with the extant consent, application reference WA/2018/0458 which was granted by WBC on the 31st October 2018. This application secured permission for the erection of a building to provide 138 dwellings, approximately 4,097m<sup>2</sup> of mixed use commercial floor space with associated access, parking and landscaping. The approved unit mix was made up of 13 x studio flats, 63 x 1 bed apartments, 57 x 2 bed apartments and 5 x 3 bed apartments. There is no CIL or BNG requirement under the extant planning permission. All pre-commencement conditions have been discharged. There are several pre-occupation conditions remaining to be discharged.

This consent was varied by a S.73 application that was allowed at appeal on 28th May 2021. This reduced the number of parking spaces in the basement from 141 to 80 spaces, (ref: WA/2020/0105/APP/R3650/W/20/3261553). The Inspector confirmed that works had commenced onsite.

## SITE CONSTRAINTS

- Adjacent to the Farnham town centre conservation area;
- Located within 5km of the Thames Basin Heath Special Protection Area;
- Located in the Farnham Historic Core Area of High Archaeological Potential.

## COMMUNITY INFRASTRUCTURE LEVY

The extant consent is not liable for CIL. Alternative proposals could be.

The site is located within CIL Charging Zone B. The indexed 2025 CIL rate for residential schemes of more than 10 dwellings is £457.40 per sq. m.

Further information on WBC CIL charging schedule can be found on the below link:

[Waverley CIL Charging Schedule](#)

## TITLE AND TENURE

The site is being sold freehold and with vacant possession.

The site is registered under Title Number SY843718.

Please note that to the west of the site is a substation registered under Title Number: SY343527. This is not owned by Homes England.

We understand the Subway that runs under Woolmead Road is not a public right of way.

## SERVICES

All mains services are available. None of the services have been surveyed or tested.

## FURTHER INFORMATION

The following further information is available in the data room:

- Planning Documents
- Technical Information
- Title Register and Plan
- Photos
- Homes England Offer Requirements and Tender Documents
- Local Searches

Please contact Savills for access to the data room.



View looking south west



View looking north east

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**OFFER AND TENDER CONDITIONS**

Offers are invited for the Freehold Interest in the site on an unconditional and subject to planning basis.

Unconditional offers will only be considered by those who will deliver the extant consent WA/2018/0458.

Interested parties who intend to submit a bid must do so using the Homes England Tender Submission Form.

Please note that for a tender submission to be considered eligible, all sections of the form must be completed in full and provide all mandatory information as requested in the Tender Submission Form. Bidders not submitting a fully completed Tender Submission Form and the mandatory applicable information will not have their offer considered.

Interested parties must submit their offers using the Tender Submission Form available from Savills. Bids must be submitted in an electronic format to the following email address:

[tenders@homesengland.gov.uk](mailto:tenders@homesengland.gov.uk)

**OFFERS ARE TO BE SUBMITTED BY NO LATER THAN 1PM ON WEDNESDAY 26<sup>th</sup> NOVEMBER 2025.**

Offers received by an alternative method or after the deadline will not be considered.

**AML - CUSTOMER DUE DILIGENCE**

Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Homes England will undertake a separate AML process to Savills. This will involve Know Your Customer (KYC) and Financial Due Diligence (FDD) checks.

**VAT**

The site has been elected for VAT

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in any transaction

**VIEWINGS**

Strictly by appointment only.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

**CONTACTS**

For further information please contact:

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