



Dene End Farm, Midhurst Road, Haslemere, GU27 3AA
Offers in Excess of £4,000,000

DENE END FARM MIDHURST ROAD HASLEMERE GU27 3AA

Offers in Excess of £4,000,000 Freehold

Dene End Farm is fully consented for 11 units as identified on the attached plan, the whole site measures 13.1 acres, the development area for 11 units is 1.65 acres and a further 2.8 acres has been submitted to Waverley in a call for land for a further 23 units, plus some open space, which is identified on the attached plans.

We are selling the site as a whole not on a conditional contract and it is for sale on a freehold basis on a private treaty sale. All planning history and references are detailed in the brochure

Dene End Farm is a property that Clarke Gammon have been instructed to sell and dispose of on behalf of the receivers. The site comprises of a former farmyard, workshops, stables, sand school and grazing land, with various barn type buildings. It is ideally located just south of Haslemere, a popular South West Surrey town with very few residential developments.

The Farmhouse, which is located to the immediate west of the applications site, is of a traditional Surrey vernacular. A large Dutch barn had until recently occupied the centre of the site and comprised a large storage building.

Clarke Gammon has prepared a schedule of estimated resales with current market conditions dated 1st May 2024. Resale price in Haslemere for this type of product fluctuates between in £580-£650 per sq ft, there is evidence currently that some new builds are achieving figures of around £750 per sq ft and in key areas figures in excess of this have been achieved. We consider these estimates realistic, but buyers must satisfy themselves with their own market research

Planning : Ryan Snow, Bell Cornwell (01256 766673 - rsnow@bell-cornwell.co.uk)

All enquiries (& viewings) : Mark Steward (01428 664800 - mark.steward@clarkegammon.co.uk)

Please note: All offers to be in writing with proof of funds, or explanation of funding arrangements - no joint ventures

CG HASLEMERE

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Local Authority: Waverley Borough Council

Mains Services: All mains supplies



KEY:

-  Phase 1 (WA/2021/02378 - Granted) - Erection Of Extensions And Alterations Following Demolition Of Existing Conservatory
-  Phase 2 (WA/2022/01378 - Granted) - Erection Of 4 Dwellings And Associated Works Following Demolition Of Existing Dutch Barn; Removal Of Hardstanding And Fencing
-  Phase 3 (WA/2023/02521 - Granted) - 6 Dwellings And A Carport Alterations To Existing Barn To Provide Bin And Cycle Store Together With Associated Works And The Widening Of An Existing Vehicular Access
-  Proposed Dwellings
-  Private Amenity
-  Existing vehicular, pedestrian and cycle access
-  Proposed pedestrian and cycle access
-  Public Right of Way and Pedestrian Footpath
-  Indicative location of play space
-  Focal Buildings
-  Existing Trees
-  Proposed Trees and Hedges

PLANNING HISTORY

In terms of recent planning history for the site at Dene End Farm, this has been set out in detail below.

Waverley Borough Council reference **WA/2019/0706** approved a Certificate of Lawfulness under Section 191 on 11th November 2019 for use of the former livery building at Dene End Court as an independent dwelling in excess of 4 years.

The Farmhouse was subject to an application, ref. **WA/2021/02378**, for extensions and alterations following the demolition of the existing conservatory which was granted on 13th December 2021. Permission was also granted on 26th May 2022 for the erection of a double garage to serve the Farmhouse, under ref. **WA/2022/00949**.

The Dutch barn located to the centre of the cluster of buildings was granted planning permission, on 10th February 2022 under ref. **WA/2021/02957**, for the conversion of the existing barn together with associated alterations and landscaping to provide four dwellings. A subsequent application was granted on 11th August 2022, ref. **WA/2022/01378**, which permitted the erection of 4 detached dwellings and associated works following demolition of existing Dutch Barn; removal of hardstanding and fencing.

The buildings to the front of the site, centred around an existing cobbled courtyard, and the stable buildings located on the boundary with Marley Cottage have recently been subject to planning application ref. **WA/2023/02521**. That application sought the erection of 6 dwellings and a carport, alterations to an existing barn to provide bin and cycle store, together with associated works and the widening of an existing vehicular access; closure of two existing access points following the demolition of an existing dwelling.

PRE-COMMENCEMENT CONDITIONS & COMMUNITY INFRASTRUCTURE LEVY

Planning permission ref. **WA/2022/01378** for the erection of 4 detached dwelling following the demolition of the Dutch barn was granted on 11th August 2022. That permission is subject to 14 Conditions. Condition 7 (relating to a Demolition and Construction Environmental Management Plan) was discharged by notice on 6th October 2022. Condition 6 (relating to a Construction Transport Management Plan) must be discharged in order to make a lawful start on development. There remains to be three other conditions which need to be discharged prior to commencement / above groundworks. The remainder of the conditions either require discharge prior to occupation or ongoing compliance.

Planning permission ref. **WA/2022/01378** was CIL Liable. It was possible to offset the chargeable floor area with the existing buildings as we were able to present to the Charging Authority that the Dutch barn had been in a lawful use for six months of the last thirty-six months. Therefore, the liability was reduced to a total of £113,562.58. However, please note that the final amount will be subject to indexing.

Planning permission ref. **WA/2023/02521** for the redevelopment of the front section of the site to provide 6 dwellings and a new vehicular access was granted on 15th March 2024. That permission is subject to 19 Conditions. Conditions 2, 6, 7, 8, 12, 15, 16, 17, 18 and 19 are required to be discharged prior to the commencement of development / above ground works. The remainder of the conditions either require discharge prior to occupation or ongoing compliance. A S278 Agreement in relation to works on to the highway must be entered into with the Highway Authority prior to the commencement of development.

Planning permission ref. **WA/2023/02521** was CIL Liable. The total amount of chargeable floor area permitted by the aforementioned permission according to the architect's drawings would be 733 sqm. The existing floor area of the buildings to be demolished would total 624 sqm. If it can be demonstrated, to the Collecting Authority's satisfaction, that the existing buildings have been in a lawful use for a continuous period of at least six months within the past thirty-six months then the chargeable floor area will, in part, be offset by the existing. Sufficient evidence will need to be submitted and the necessary CIL process followed. Waverley's CIL Charging Schedule Rate (indexed 2024) would be £541.55 per sqm.

POTENTIAL RESALE VALUES

TYPE	BED	SQ FT	£
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PHASE 1

F/Hse	DET	-	3,014	£2,250,000
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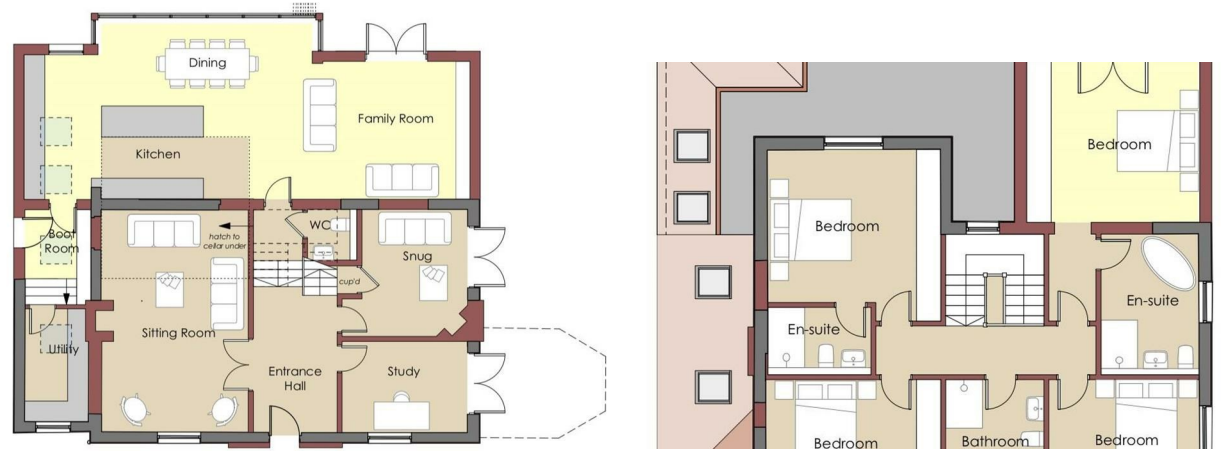
PHASE 2

1	DET	4	1,711	£1,050,000
2	DET	4	1,797	£1,100,000
3	DET	4	1,862	£1,100,000
4	DET	4	1,892	£1,100,000

PHASE 3

1	DET	3	1,248	£770,000
2	DET	3	1,248	£770,000
3	S/D	2	797	£550,000
4	S/D	2	797	£575,000
5	DET	3	1,539	£950,000
6	DET	3	1,539	£950,000

PHASE 1 (FARMHOUSE FLOOR) PLANS



PHASE 2 (UNIT 1) FLOOR PLANS



PHASE 2 (UNIT 2) FLOOR PLANS



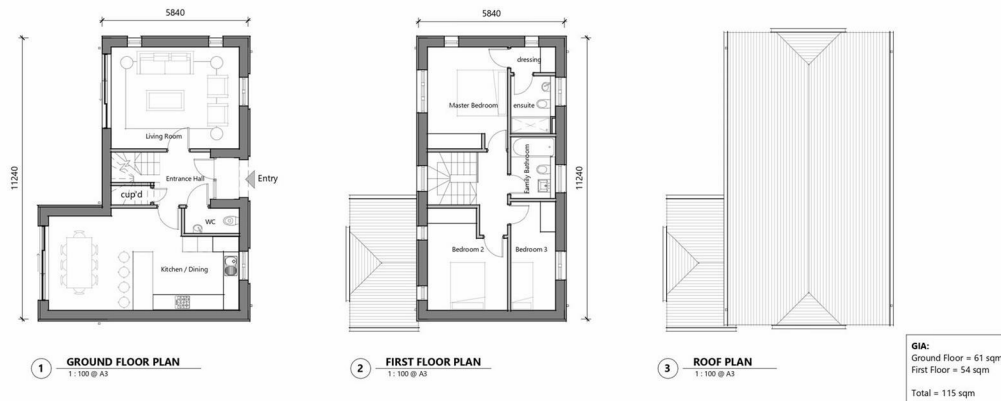
PHASE 2 (UNIT 3) FLOOR PLANS



PHASE 2 (UNIT 4) FLOOR PLANS



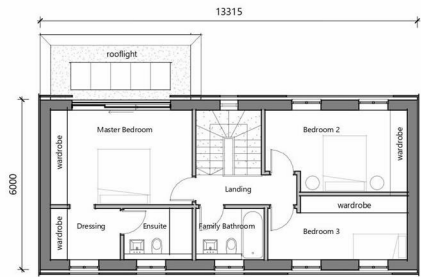
PHASE 3 (UNITS 1 & 2) FLOOR PLANS



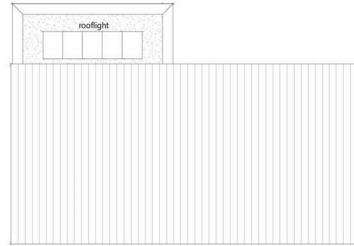
PHASE 3 (UNITS 3 & 4) FLOOR PLANS



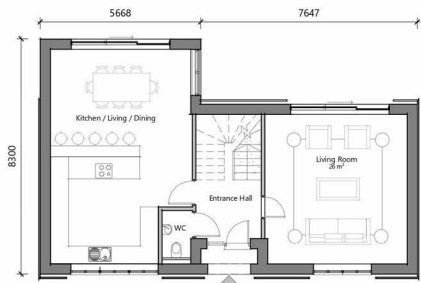
PHASE 3 (UNIT 5) FLOOR PLAN



2 **FIRST FLOOR PLAN**
1:100 @ A3



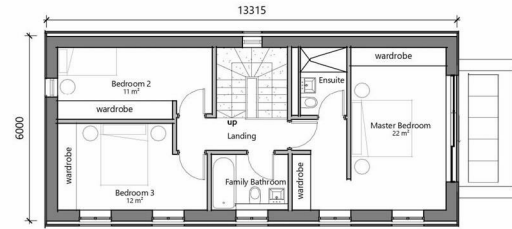
3 **ROOF PLAN**
1:100 @ A3



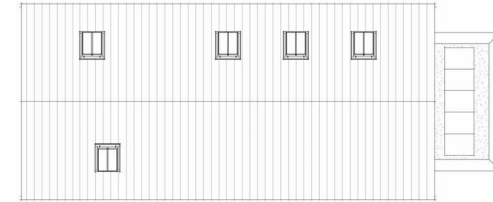
1 **GROUND FLOOR PLAN**
1:100 @ A3

GIA:
Ground Floor = 76 sqm
First Floor = 67sqm
Total = 143 sqm

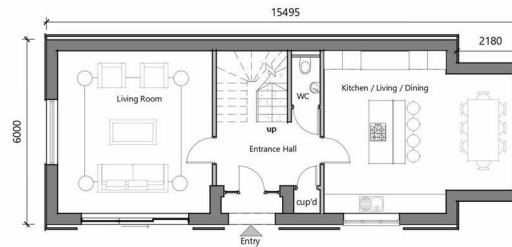
PHASE 3 (UNIT 6) FLOOR PLAN



2 **FIRST FLOOR PLAN**
1:100 @ A3



3 **ROOF PLAN**
1:100 @ A3



1 **GROUND FLOOR PLAN**
1:100 @ A3

GIA:
Ground Floor = 75 sqm
First Floor = 66sqm
Total = 141 sqm

Haslemere Town Centre - 1 mile
Mainline Station (train to London 55 mins) - 1.3 miles

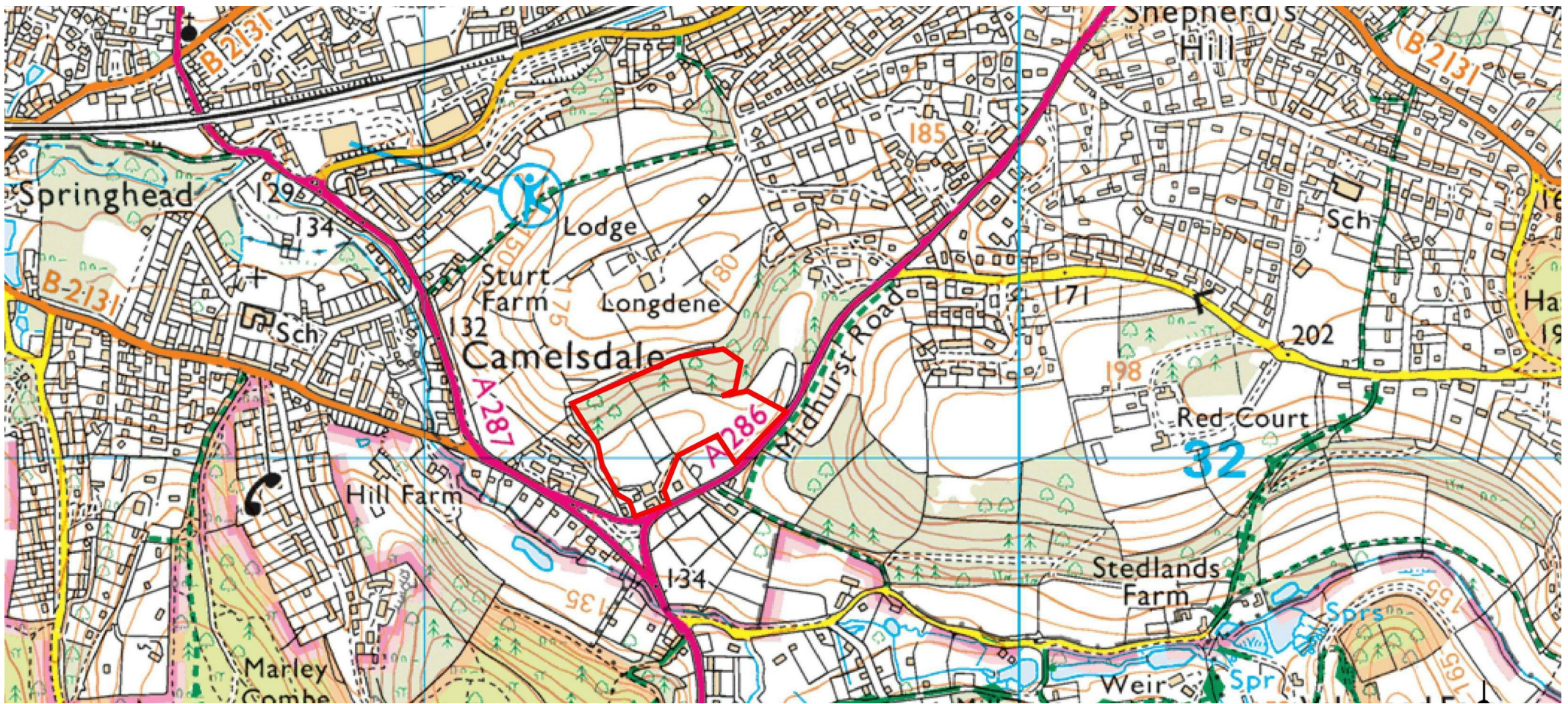
A3 Access - 4 miles

Guildford - 17 miles

Heathrow Airport - 38 miles

Gatwick Airport - 35.3 miles

All distances approximate



DIRECTIONS

The site is just off the Midhurst Road heading South of Haslemere and is located within Waverley Borough Council's administrative area. There are three existing access points into the site, two from Midhurst Road and one from Bell Road. The access point located most southerly on Bell Road is the access utilised for the Farmhouse at Dene End Farm.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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