

Ref: R/2015

WOKING, SURREY

ROADWAY, FOOTPATH and VERGE.

ADJOINING ACCESS to a 100 UNIT RESIDENTIAL DEVELOPMENT at WOKING STATION.

Site Area 3454 sq ft / 321 M²

FREEHOLD for SALE – NO VAT



**ADDRESS: Plot 27 Bradfield Close, Waverley Court, Woking,
Surrey. GU22 7XJ.**

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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LOCATION:	The property is situated in the centre of Woking about 5 minutes walk from the main shopping area at Victoria Place and the main Line railway station (London Waterloo 25 minutes). The property links Waverley Close with Bradfield Close which provides vehicular and pedestrian access to York Road. The property abuts the Coalyard/Aggregate yard adjacent to the railway line and provides the only vehicular access to the car parks for Waverley Court, a group of 32 terrace houses which we understand were constructed around 1983. The surrounding area to the south is a mixture of traditional residential houses and to the east modern high-rise blocks of flats together with pubs and local retail along Guildford Road. In addition to excellent rail communications the property is within 20 minutes drive of the M3, M3 and A3 motorway/trunk road and Heathrow Airport.
DESCRIPTION:	The property comprises modern tarmacadam double width roadway with modern concrete curbstones together with a narrow footpath on the southern side and the remaining being grass and vegetation including several mature trees. There are no buildings on the property.
ACCOMMODATION:	Based on the RICS Code of Measuring Practice we understand that the site area is 3454 sq ft / 321 M².
SERVICES:	We understand that the Property is connected to all the main services including gas, water, electricity, and drainage. We have not tested these services but have assumed that they were operational, but as the property is a roadway with surrounding footpath and vegetation, we have assumed that apart from the surface water drainage no other services are routinely used.
BUSINESS RATES/ COUNCIL TAX.	We understand that the property is not assessed for Business or Council rates/tax.
STRATEGIC PLANNING INFORMATION:	Woking Borough Council Site Allocations Development Plan October 2021 identifying sites for future housing employment and infrastructure: Policy UA33 Coalyard/Aggregate Yard, Bradfield Close/Guildford Road, Woking. GU22 7QE is immediately adjoining the property to the north and comprises 0.79 hectare area of Coalyard/Aggregate Yard adjacent to the main railway line and subject property. This site is allocated for a 100 residential dwelling development including affordable housing with anticipated timescale of 2023 to 2026. From the plan on Page163 in the Development Plan Document we note that one of the two access points to the site UA33 is at the Bradfield Close/Waverley Court Junction.

In July 2025 the government unveiled Platform 4, a new Real Estate Company created by combining London and Continental Railways and Westwork Rails Property Team pledging to accelerate development of 40,000 houses on surplus railway land. Then on 16th August 2026 the revamped National Planning Policy Framework (NPPF) was published giving a notional “Yes” to schemes within 800M of railway stations.

We are advised that some or all of the subject property parcel of land may be required to enable access to the new development to be acceptable to the Highway Engineers and Planning Authority.

We advise all interested parties to consult with The Planning Department of Woking Borough Council and the West Surrey Shadow Authority who from 1st April 2027 transfer to West Surrey Council.

TENURE:

The HM Land Registry Title is SY 530193 (Available on request) and marked in red on the attached OS plan. Various restrictions and charges are registered in the Title Deed include:-

1. A covenant not to use the property otherwise than for residential purposes, maintain in good order the landscape area and not transfer any part or parts of the property except as agreed.

2. SE electricity board granted full rights and liberty to pass/repair over the land and maintain electric lines over the property.

Please note: that the highway within the property has not been adopted by the Highway Authority. Thus the road is not a publicly maintained highway and so the Local Authority is under no obligation to maintain and repair the road. And we understand that the freeholder and occupiers of the adjacent blocks known as Waverley Court have a Right of Way across the subject property.

PRICE:

We are instructed to seek offers in the region of £7,500.00 for our Client's freehold interest, subject to and with the benefit of the various conditions and subject to Contract.

VAT:

The properties are not elected for VAT and therefore VAT will not be payable on the purchase price.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

SOLE AGENT:

Matthew Pellereau Limited

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Property viewed from the East.



Possible access to UA33 from Bradfield Close

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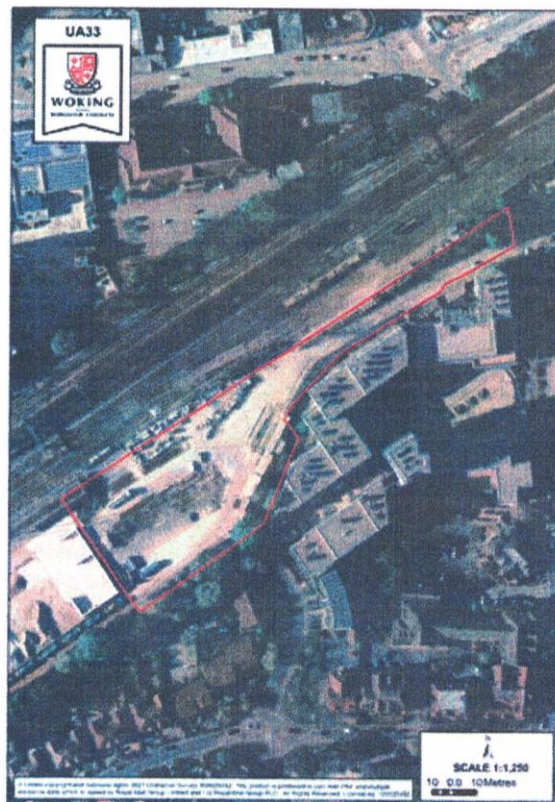
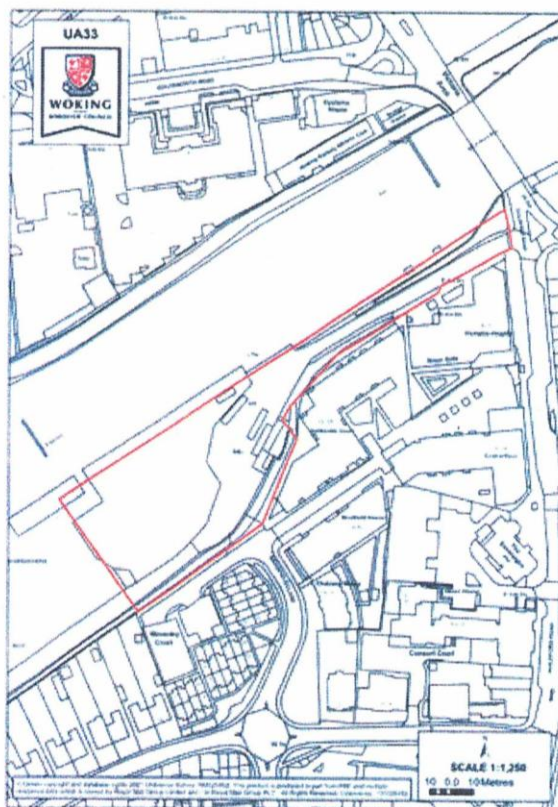
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UA33



Proposal reference: UA33

Site address: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road/ Bradfield Close, Woking, GU22 7QE



Policy UA33: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road/Bradfield Close, Woking, GU22 7QE

This 0.79 ha site is allocated for residential, including affordable housing, development.

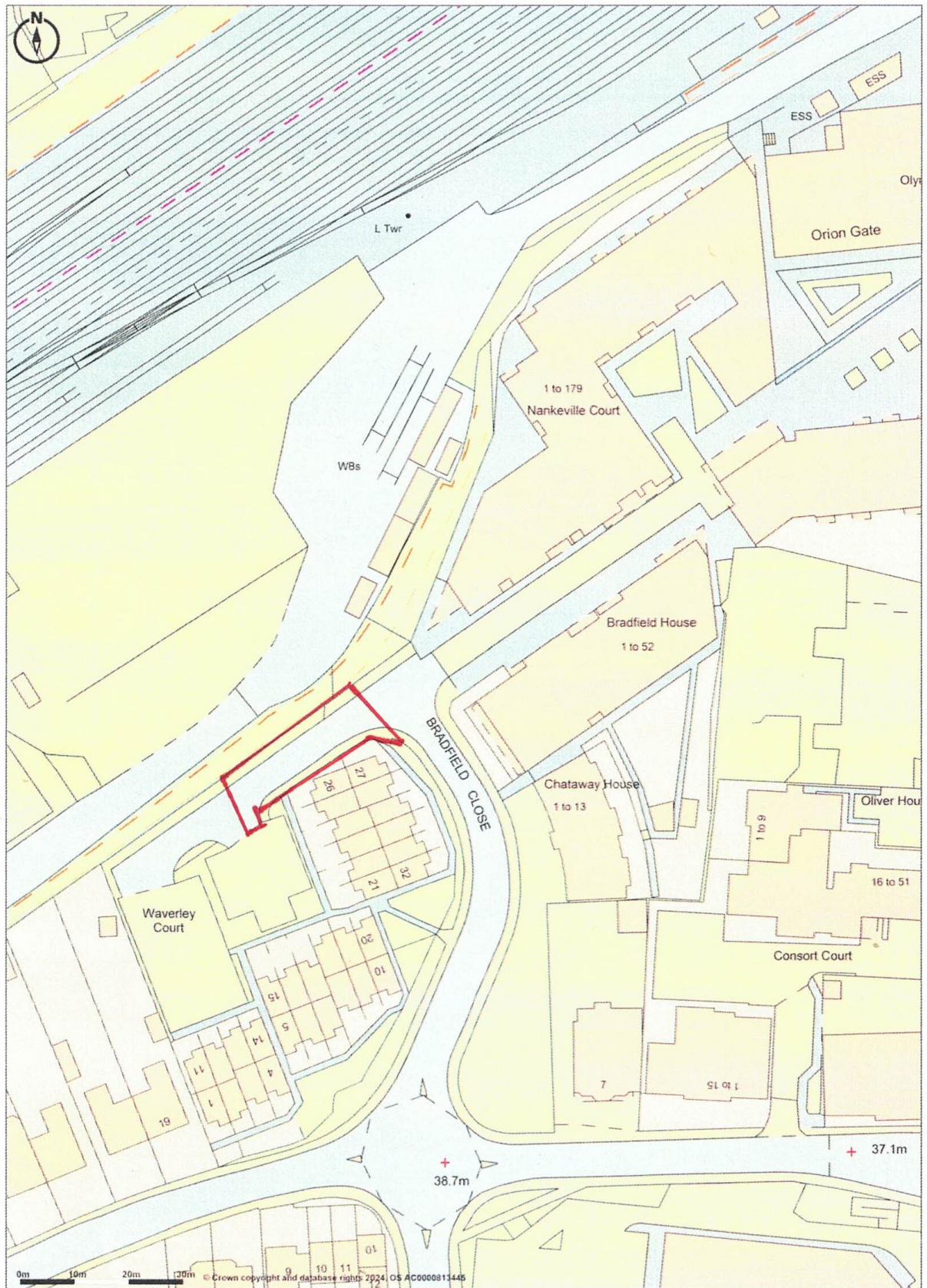
Anticipated site yield	Anticipated timescale
Residential	2023-2026
100	

Key requirements

Development of the site will be required to:

- Contribute towards Strategic Access Management and Monitoring to mitigate the impacts of residential development of the site on the Thames Basin Heaths Special Protection Area.
- Contribute towards affordable housing provision in accordance with Policy CS12: *Affordable Housing of the Core Strategy*.





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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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