

Grove Heath North, Surrey

Beautiful site within the heartland of Surrey



RIPLEY, SURREY.

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Situated in the heart of Surrey, approximately 5 miles from Woking. Ripley is located just off the A3, between the M25 and Guildford. The village enjoys a good range of local shopping facilities together with restaurants and excellent communication links making this a popular commuter location within Surrey. The location benefits from fast access to the M25 motorway, lying to the north, the commercial centre of Woking to the West and Guildford to the Southwest. Rail links at both Woking and Guildford provide commuter transport to Central London.

Surrey has a total population of approximately 1 million people, made up of 11 districts or boroughs. The area features some of England's finest open spaces as well as beautiful historical buildings and amazing wildlife. Homes in Surrey are much in demand as surrounding areas of Guildford, Chertsey and Leatherhead, have grown as major business centers. Apart from London, Surrey has on average the most expensive property in the UK and has proved to be an excellent long-term investment.

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Ripley Village - Surrey.

SITE FEATURES:

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- 42 acres
- Approximately 274 Plots
- 5.5 miles to Woking
- 7.5 miles to Guildford
- 25 miles to central London
- 20 miles to Heathrow Airport
- Fast train direct to London Waterloo from Woking, 27 minutes.
- Freehold Ownership
- Direct access to Portsmouth Road
- Close proximity to the local Village's High Street.
- 5 miles to Thorpe Park, Adventure Theme Park
- 8 miles to Chessington World of Adventure, Theme Park
- A3/M3 has direct route to Bournemouth Town and Beach Resort
- Access to water and electricity services.

(All distances are approximate)



SITE LAYOUT

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DETAILED VIEW OF THE LOCATION

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STRATEGY

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With increased life expectancy, and the constant influx of new immigrants, the United Kingdom has a growing population which in turn has resulted in an unprecedented demand for new homes. The high demand for homes in the South east of England has led to 'out of control' house prices and to a severe affordability issue for key workers such as teachers, nurses, the police force and other public sector employees.

In simple terms, demand for housing in the UK is outstripping the current supply and to improve the situation the Government is setting new, higher house building targets for local authorities.

Demand for land in the County of Surrey has increased 'extraordinarily' in the past 10 years following the government's plans to generate new housing and create sustainable communities. The South East England Regional Assembly (SEERA) submitted its plan up to 2026 to the government last year. It recommended 28,900 new homes should be built a year in the region but independent inspectors said the figure should rise by 10%.

The specific site is within the Guildford Borough Council area which has a current population of approximately 130,000. The current Local Plan looks to provide 6,440 new homes between 2006 - 2026. This figure is the subject of current review and consultation.

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