

Beautiful Site Within The Heartland Of
THORPE
SURREY - UK

A stylized logo of a bird in flight, composed of three curved shapes in shades of olive green and dark grey, positioned to the right of the main text.



Introduction & History

THE LAND

The site comprises approx 13.5 hectares of Greenfield agricultural land. The site has three road frontages with the busy Thorpe Bypass (B388) on its northern boundary, Ten Acre Lane and adjoining pavement to the east and Village Road to the South. Muckhatch Lane bounds part of the site to the south. The site has a suburban character, being located between the built up areas of Thorpe and Egham and Staines. Thorpe Village is directly to the south with its associated shops and services (including a school, church and post-office). Egham and Staines are a little further away to the north. Thorpe Park, which is a popular and large Theme Park is south-east of the site. Vehicular access to the site is excellent. Thorpe Bypass (B388) provides direct access to Junction 12 of the M25 with the M3, approx. 1 mile to the south of the site. Rail Access is also good with Virginia Water Rail Station approx. 1.5 mile drive to the south and Egham and Staines to the north.

Thorpe Industrial Estate is opposite the site on Ten Acre Lane and comprises a number of two storey warehouse and industrial style buildings contributing to the sites suburban character. However Thorpe Village to the south has a surprisingly rural character comprising small scale detached and terraced housing, shops and small businesses. The area of Thorpe has long been associated with Aggregate Extraction

INTRODUCTION TO THORPE

Thorpe is a parish, with a village, in the district of Windsor and county of Surrey, England, located between Egham and Chertsey. It lies just inside the circle of the western part of the M25, near the M3. Neighbouring villages include Virginia Water, Wentworth, Laleham and Lyne. The River Bourne flows through the village and it lies within the Godley hundred.

The village is close to Thorpe Park theme park, The American School In Switzerland (TASIS England), St Mary's 7th-century church. Thorpe Industrial Estate which lies on the edge of the village is home to Maranello Concessionaires, Ferrari's UK distributor.

HISTORY

The village has a number of listed buildings and others constructed within the style of the area. Archeological finds in the surrounds point to Bronze and Iron Age as well as Roman settlements. Chertsey Abbey records note a place of worship at Thorpe from the 7th century; the chancel of the parish church was constructed as a chapel of retreat for the private use of Chertsey's Abbot and stands on Roman and pre-Roman foundations. The nave of the present church dates from the 10th century; millennium celebrations at St. Mary's took place in 1990.



Site Information & Distances

DISTANCES FROM :

- Knightsbridge – 20 miles
- Marble Arch – 23 miles
- Richmond – 13 miles
- Heathrow – 12 miles
- Windsor – 7 miles
- Virginia Water Rail station- 1.5 miles
- Guildford – 17 miles
- Ripley – 11 miles
- M25 – 1 mile
- Thorpe Park – 1 mile

SITE INFORMATION :

- Free Hold Title
- 13.5 hectares
- 85 plots
- Plot size 500 sq.m
- Town: Thorpe
- County: Surrey
- Area code: TW20 8RJ
- Greenfield classification

RUNNYMEDE BOROUGH COUNCIL

Thorpe falls within the jurisdiction of Runnymede Borough Council. Runnymede includes the towns and villages of Addlestone, Chertsey, Egham, Egham Hythe, Englefield Green, Lyne, New Haw, Ottershaw, Row Town, Thorpe, Woodham and Virginia Water. Runnymede Population: 82,600 (Office for National Statistics, 2008)

Thorpe Population: 5,624



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Site Layout



TEN ACRE LANE



Background & Business

BACKGROUND TO THE AREA

Runnymede is an attractive and accessible location. Its main attractions include the River Thames, The Runnymede Meadows (Magna Carta), The Air Forces Memorial, Thorpe Park, Wentworth Golf Course, Penton Hook Inland Marina, The Savill Gardens and Windsor Great Park. It also has a number of local attractions such as Egham and Chertsey Museums and the site of the former Chertsey Abbey. The volume and economic value of tourism is an essential part of Runnymede's economy, therefore the promotion and enhancement of tourist attractions that are sustainable is key to the future prosperity of its economy.

The River Thames is a valuable asset in Runnymede due to its natural beauty and amenity value. It is regarded as a regional facility which serves a wide range of functions in terms of its recreational, leisure and sport opportunities such as boating and riverside walks, as well as being a natural haven for many species of plant and wildlife.

The Borough also has a rich supply of amenity and open space serving local communities, including parks and gardens, natural and semi natural urban green spaces, green corridors, allotments, community gardens, as well as informal recreational areas, play area and formal sports grounds and facilities. Urban fringe areas also provide additional walking and recreational opportunities. The Council recognizes the contribution the tourism industry can have on the local economy, and hotels and guesthouses are important in terms of providing direct employment and supporting other local firms that provide goods and services. Runnymede has a good range of higher-end hotels and venues.

The historic fabric of the Borough is also key to the tourist economy, particularly the sites of historic significance including the sites of Chertsey Abbey, the sealing of Magna Carta, the John F Kennedy and Royal Air Force Memorials, Virginia Water Lake and Windsor Great Park.

BUSINESS WITHIN THE AREA

There are extensive modern business areas close to this site including; the Thorpe Industrial Estate, The Causeway between Egham and Staines, The Weybridge and Bourne Business Parks near Addlestone,

Pine Trees near Staines, and Hillswood Business Park near Chertsey. These are occupied by national and international businesses such as BUPA, Gartner, British Gas, Samsung, and by local businesses. There are also a number of other small business estates in the borough with both modern and older refurbished offices, workshops, industrial and storage/distribution premises, let mainly to local companies.

There has been considerable redevelopment and regeneration of Runnymede's business areas and town centre's in the past 10 years, particularly along The Causeway, as well as new offices at: Hillswood, Aviator Park, the Thorpe Industrial Estate and the Chertsey revitalization area.

There are also major employment sites in Runnymede's Green Belt providing jobs in health, education, leisure, and research and development including: St Peter's Hospital near Chertsey, Royal Holloway University of London at Egham, Thorpe Park near Chertsey, the Veterinary Laboratory Agency at New Haw and the headquarters of Procter and Gamble near Egham.

This mix of town centre, business estate and Green Belt employment locations supports a strong and diverse local economy and a large number of well paid jobs. As a result, 2001 Census figures show that Runnymede attracted 27,000 daily in-commuters to these locations. This is 4,800 more than the number of resident workers who commute out of the borough to jobs elsewhere in Surrey, the Heathrow area and central London.

The relative shortage of local labour supply compared with labour demand identified by the 2001 Census still exists and is likely to continue in the future. Locating housing near to employment improves accessibility to jobs, and has the potential to reduce commuting and promote sustainable development. The Runnymeded Borough Council have identified a number of vacant and underused employment sites that could be redeveloped, with housing and mixed use schemes to help increase the local labour force, promote sustainable development and make better use of underused land.





This Site is Proudly Brought to You By



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