

Beautiful Site Within The Heartland Of Surrey

EFFINGHAM

LEATHERHEAD - GUIDFORD





Effingham & The Borough of Guildford

Effingham :

Effingham is an English village in the Borough of Guildford in Surrey, bordering Mole Valley. Situated alongside the Surrey Hills Area of Outstanding Natural Beauty, the village of Effingham is a close-knit community of 2500 inhabitants perched on the edge of the North Downs.

An attractive feature of the village is the King George V Playing Fields - 33 acres of green open space providing local people with children's nursery and adventure playgrounds, tennis courts, rugby and football pitches and walking or jogging tracks.

The Borough of Guildford :

Guildford Borough is situated in south west Surrey, within commuting distance of central London. Guildford is the county town of Surrey, known for its historical features and vibrant centre.

The Borough has a steadily growing population, with 134,000 people in 2007 (Office of National Statistics). Guildford Cathedral, the University of Surrey, the Hog's Back and Surrey Hills are dominant landmarks. The Borough is one of the safest parts of Surrey, itself one of the safest counties in England.

Guildford's role as a regional administrative and commercial centre is growing, with the number of people working in the borough set to rise to 85,100 by 2010.

Guildford Borough is in the main an affluent area. House prices are high, sustained by high demand, considerably above the national average (England and Wales average - £158,946, Surrey - £278,027 (Land Registry House Price Index, Dec 2008). Guildford average marketing price for all properties - £295,718 (CLG House Price Index, Jan 2009).

The Borough has a particularly rich and varied architectural heritage with 1,200 listed buildings and 38 Conservation Areas. It is home to a series of great historic country houses set within designed landscape and parklands, including the Royal Horticultural Society Gardens at Wisley.



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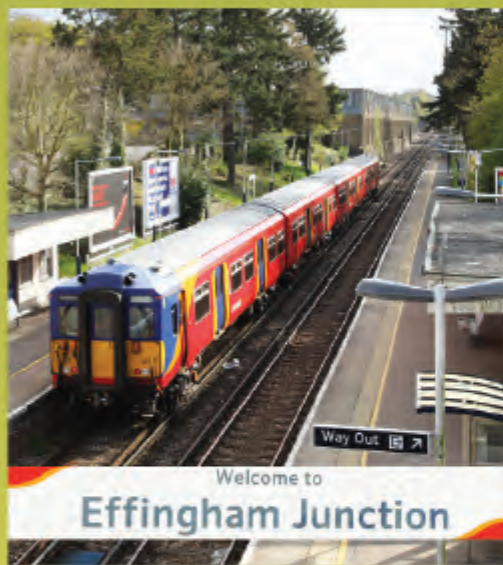
Site Distance & Information

Distance from :

- Marble Arch 26.3 miles
- Knightsbridge 23.8 miles
- M25 4 miles
- Heathrow 13.9 miles
- Gatwick Airport 20.1 miles
- Leatherhead 4.6 miles
- Guildford 8.5 miles
- Ripley 5.6 miles
- Effingham Junction train station 1 mile

Site Information :

- 25 acres
- 141 plots
- Plot sizes 500sq m
- Village: Effingham Leatherhead
- Effingham Common Road
- Borough: Guildford
- County: Surrey
- Code : KT24 5JQ



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Site Layout EFFINGHAM

THE BUNGALOWS AT GLENFORD STRIDE





The Borough of Guildford & Its Core Strategy

The Borough Of Guildford Core Strategy :

Housing provision and distribution :

Provision will be made for an annual average net increase of 422 new dwellings per annum within Guildford Borough between 1 April 2006 and 31 March 2026. The spatial distribution of housing in Guildford Borough will be broadly in line with the proportionate housing requirement split within the sub regions, set out in the South East Plan.

Identified village settlements will make an important contribution towards the provision of additional housing, particularly for affordable housing for local needs. Where required, land adjoining or in close proximity to village settlement boundaries will be considered for allocation to meet identified local affordable housing needs, provided that any development can be sensitively designed in relation to its surroundings.

Draft South East Plan (Regional Spatial Strategy) (July 2008) :

The draft South East Plan requires the provision of 8,440 new homes in the Guildford Borough between 2006 and 2026, 422 homes a year, with the requirement to consider Green Belt release if housing targets cannot be met within existing built up areas.

Surrey :

Surrey has a population of approximately 1.1 million people. The historic County town is Guildford, although the county administration was moved to Newington in 1791 and to Kingston upon Thames in 1893.

Due to its proximity to London there are many commuter towns and villages in Surrey, the population density is high and the area is more affluent than other parts of the UK. Surrey is the most densely populated county after Greater London.

Much of Surrey is in the Green Belt and is rolling down land, the county's geology being dominated by the chalk hills of the North Downs.

Surrey is an affluent county with a service based economy closely tied to that of London. Surrey has the highest GDP per capita of any county in the UK and the highest cost of living in the UK outside of London. Surrey is credited with having the highest proportion of millionaires in the UK. The average wage in Surrey is bolstered by the high number of residents who work in financial services.

Surrey's proximity to London and strategic location within South East England has resulted in it becoming one of the most affluent and successful counties in the UK.

Road :

Three major motorways pass through the county. These are the M25 (London Orbital), M3 and the M23. The A3 trunk road is another important road and is a major route to the south coast and London.

Rail :

Surrey is well connected to London by rail and services to Surrey originate from London's Waterloo, Victoria or London Bridge stations. Services are operated by Southern and South West Trains.

There are three main lines which pass through Surrey. They are the Brighton Main Line from Victoria or London Bridge, the South Western Main Line and the Portsmouth Direct Line from Waterloo. Several other lines branch off from those three. The main stations in Surrey are Working, Guildford and Redhill.

Air :

There are no airports in Surrey although Gatwick (near the Sussex/Surrey border) and Heathrow airports are close at hand and both are connected to Surrey by the modes of transport mentioned above.



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