

A large, embossed fern leaf is positioned diagonally across the page, extending from the bottom left towards the top right. The leaf's intricate details are highlighted by the embossing against the dark blue background.

THE BRACKENS

— SURREY —



CASTLE
DEVELOPMENTS

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ABOUT
CASTLE DEVELOPMENTS





THE BRACKENS

— SURREY —

Presenting 13 substantial self-build plots with planning permission in the beautiful county of Surrey.

BUILD A
DREAM HOME
— IN BEAUTIFUL —
SURREY

WELCOME TO A UNIQUE OPPORTUNITY
TO BUILD A LUXURY HOME TO YOUR
EXACT TASTES AND WISHES.

Nestled in a woodland setting between the villages of Pirbright and Frimley Green, each plot offers the space and freedom to create your dream luxury home within an exclusive gated development.

Formerly the site of a private school, the peaceful grounds will include a central green with a natural water feature and refurbished tennis courts for all residents to enjoy.



Atmospheric Surroundings



Communal Pond



Refurbished Court



CGI is indicative only and not representative of final product

— TIME TO —
DISCOVER
SURREY

JUST BEYOND THE BUSTLE OF LONDON, FEATURING SOME OF SOUTH-EAST ENGLAND'S MOST GLORIOUS SCENERY, LIES THE HISTORIC COUNTY OF SURREY.

- 01 Explore Ancient Woodland
- 02 Historic Location
- 03 Local Amenities



01



02



03

Long sought after for its proximity to the capital, Surrey today is full of pleasing contrasts: bustling towns and serene countryside; lively sporting events and world-class art shows; ancient pubs and cutting-edge Michelin-starred restaurants.

As a place to call home, this diversity is Surrey's strength, making it a perfect fit for years to come as families grow and careers change. If you're looking for somewhere to build the lifestyle you've always wanted, Surrey should be at the very top of your list.



Local Waterways

Surrey's county town is Guildford, famous for its attractive centre and array of designer boutiques. But you don't have to go far to discover what some call the county's very best feature: the stunning Surrey Hills, an Area of Outstanding Natural Beauty since 1958.



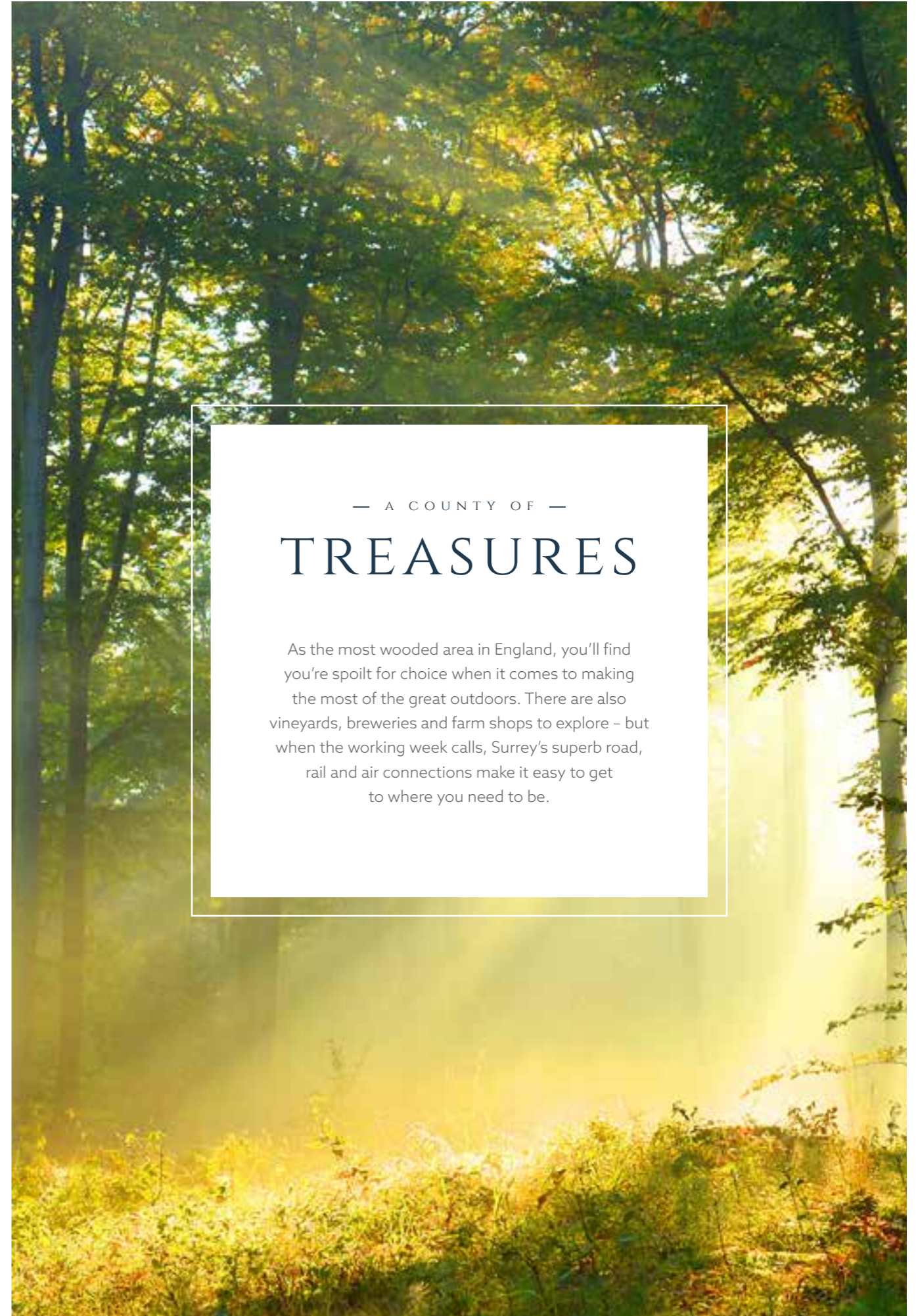
An area of abundant wildlife



Sunset Walks

— A COUNTY OF —
TREASURES

As the most wooded area in England, you'll find you're spoilt for choice when it comes to making the most of the great outdoors. There are also vineyards, breweries and farm shops to explore – but when the working week calls, Surrey's superb road, rail and air connections make it easy to get to where you need to be.





GUILDFORD
 — IN A —
 HEARTBEAT

- 01 Main High Street
- 02 Guildford Castle
- 03 Farmers Market
- 04 Local Coffee Shop
- 05 High Street Brands
- 06 The Three Pigeons, Guildford

With its cobbled streets, romantic ancient castle and wide array of restaurants, cafés and shops, Guildford is the ideal county town to have on your doorstep.

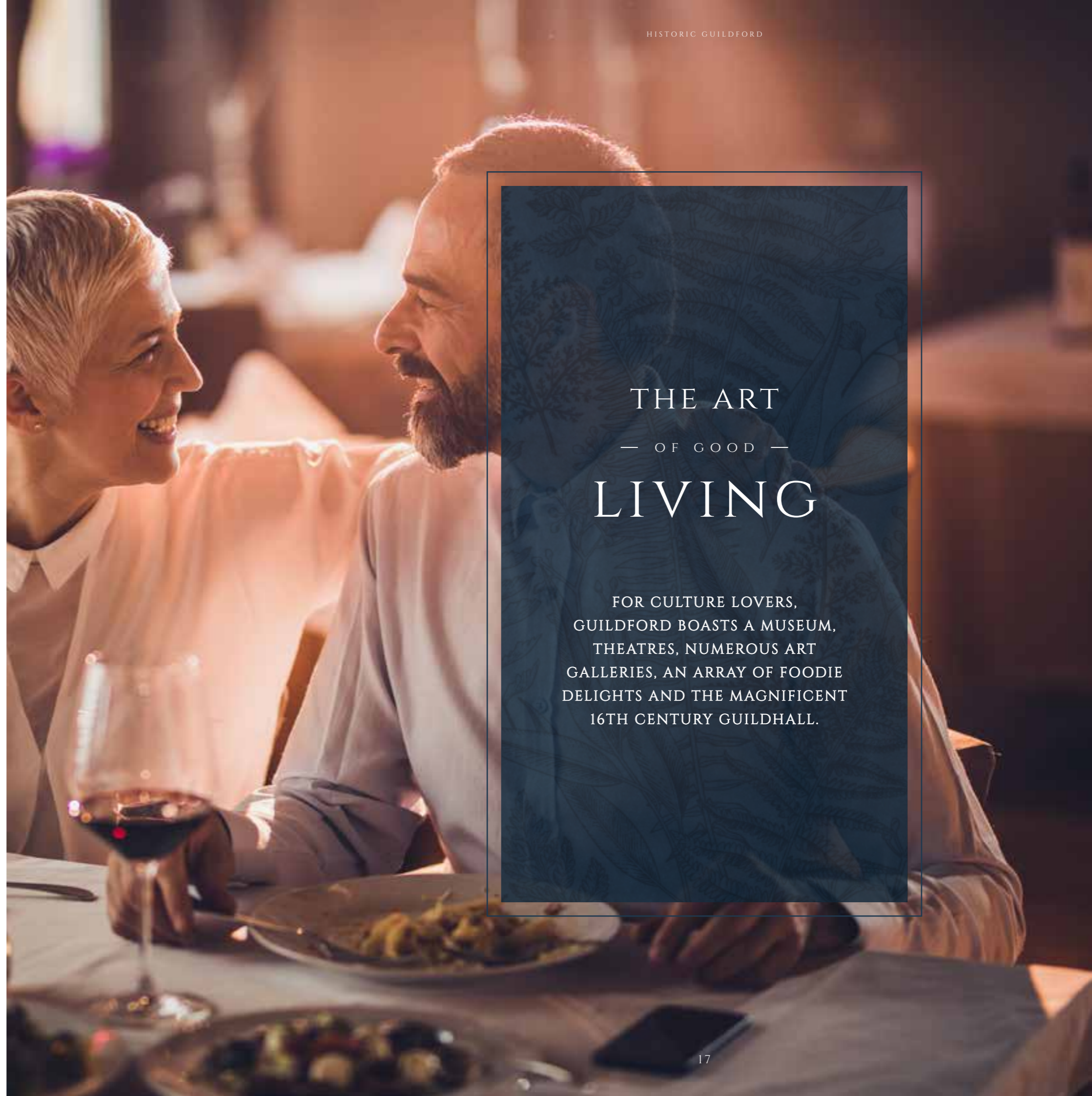
From upmarket boutiques to high-street favourites and the tempting Farmers Market, Guildford's retail options are satisfyingly varied. Pop into Waitrose, Marks & Spencer or Sainsbury's for groceries, while fashion stores include Cos, Hugo Boss, Zara and Anthropologie.

- 01 Local Galleries
- 02 Surrey County Show
- 03 Ice Skating at Spectrum



A nine-screen Odeon shows Hollywood blockbusters, art house gems and live streamed events, such as stadium gigs and ballet performances.

The town also has fantastic sporting and leisure facilities, including Guildford Spectrum, which offers swimming, bowling, ice skating and athletics. Don't miss the family-friendly Surrey County Show, held every year in Guildford's Stoke Park.



THE ART
 — OF GOOD —
 LIVING

FOR CULTURE LOVERS,
 GUILDFORD BOASTS A MUSEUM,
 THEATRES, NUMEROUS ART
 GALLERIES, AN ARRAY OF FOODIE
 DELIGHTS AND THE MAGNIFICENT
 16TH CENTURY GUILDHALL.

— SAY HELLO TO —
FRIMLEY GREEN

Surrounded by tranquil waterways and rolling hills, Frimley Green combines excellent connections with the relaxed pace of country living. Centred around a traditional village green, this Surrey

enclave is well placed for commuting, with the M3 under 3 miles north and a choice of stations in Frimley, Farnborough, Brookwood and Ash Vale, reaching London in under 40 minutes.



01



02



03



04

- 01 Evening Country Walks
- 02 The Old Wheatsheaf
- 03 Surrounded by Waterways
- 04 Tranquil Village, Frimley Green

— A PLACE TO —
**PUT DOWN
ROOTS**

Featuring its own infant and junior schools, and with high quality state and private secondary options nearby, Frimley Green is popular with families. The Surrey Hills are just a hop away, drawing cycling enthusiasts, ramblers and horse-riders making the most of their weekend downtime.



A selection of golf courses in surrounding area

As a thriving village, Frimley Green offers everything necessary for day-to-day living, including excellent pubs, coffee shops, mini-markets, beauty salons and leisure facilities.

The galleries, theatres, restaurants and boutiques of Guildford are just 25 minutes' drive away, while closer still are the amenities of The Meadows shopping centre and Farnborough, including Farnborough Airport, said to be the UK's finest private facility.

With so much to offer in such picturesque surroundings, this location is the ideal place to put down roots and achieve the right work-life balance for you and your family.

Tranquil Lakes



Excellent Local Schools

THE AVIATOR

From afternoon tea, Sunday Lunch to cocktails in the Sky Bar. The Aviator brings an innately stylish comfort to the quaint countryside.



KINGFISHER ON THE QUAY

A popular local pub with a superb waterside location, offering seasonal British food and mouthwatering Sunday roasts.



QUAYS WAKE & SKI

Enjoy the exhilaration of wakesurfing, waterskiing, paddleboarding or - if you're feeling brave enough - a high-speed Ringo ride.



LOCAL ATTRACTIONS



BASINGSTOKE CANAL

Stroll, jog, cycle or walk the dog along the restored Basingstoke Canal, following the towpath to discover working locks, brightly painted barges and darting fish.



PENNYHILL PARK

Offering award-winning luxury Spa treatments, and Michelin Star dining set within 123 acres of Surrey countryside.



GETTING AROUND

CAR

The Brackens is located 0.7 miles from the centre of Frimley Green, 2.4 miles from Farnborough and 10 miles from Guildford. It's close to the A331, connecting with the M3 to the north and the A31 to the south.

RAIL

Farnborough's two stations, Farnborough North and Farnborough Main, offer direct services to Waterloo in 34 mins, and are also connected to Winchester, Southampton and Clapham.

Less than ten minute's drive east is Brookwood station, also offering 7 days a week to Waterloo in 35 minutes, and Ash Vale Station in 42 minutes.

North Camp Station (2.4 miles) offers a direct service to Gatwick in 54 mins.

AIR

London Heathrow is just over 20 miles to the north-east, while London Gatwick is located approximately 45 miles to the south-east.

PRIVATE AIRCRAFT

Farnborough	4.5 miles
Blackbushe Airport, Camberley	7.1 miles
Fairoaks	10.3 miles

LEISURE

Lakeside Health & Fitness Club	0.8 mile
Frimley Lodge Park	0.9 mile
Lakeside Country Club	0.9 mile
Pine Ridge Golf Club	2.1 miles
Camberley Heath Golf Club	2.7 miles
West Hill Golf Course	6 miles

SCHOOLS

Cross Farm Infant School	1.0 mile
Frimley Church of England Junior	1.1 miles
Farnborough Hill School	3.0 miles
Salesian College	3.1 miles
Tomlinscote School	3.2 miles
Gordons School	4.7 miles



LONDON HEATHROW
24 MILES



GUILDFORD ROAD

FRIMLEY GREEN 2 MINUTES

GUILDFORD 10 MILES

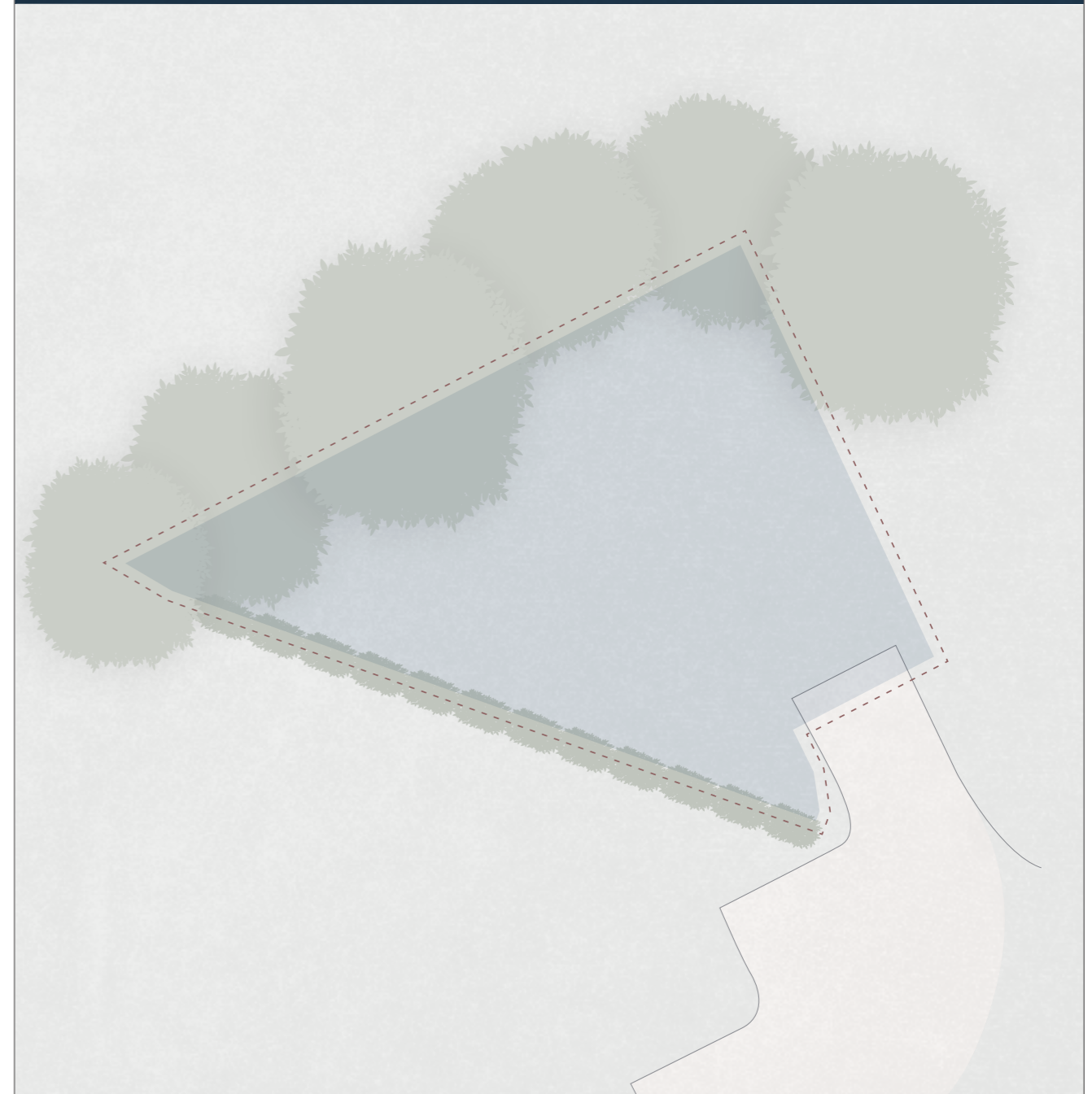
— CHOOSE YOUR —
IDEAL PLOT

THERE ARE 13 GENEROUS PLOTS AVAILABLE,
 OFFERING A RANGE OF PLOT SIZES,
 MAXIMUM BUILD SIZES AND ASPECTS.

The plots have been carefully arranged within pre-existing woodland clearings, to make the most of the location's natural beauty and give the finished development an elegant and harmonious feel.

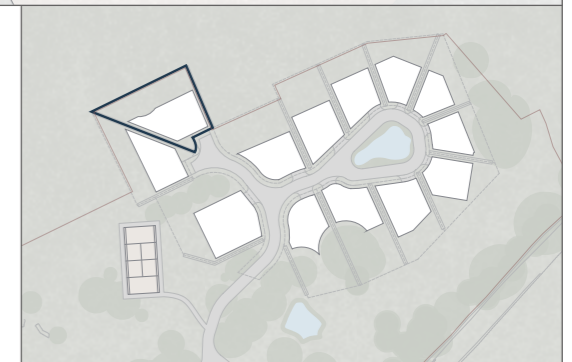
PLOT ONE

3,200 SQ_FT | 297.3 SQ_M



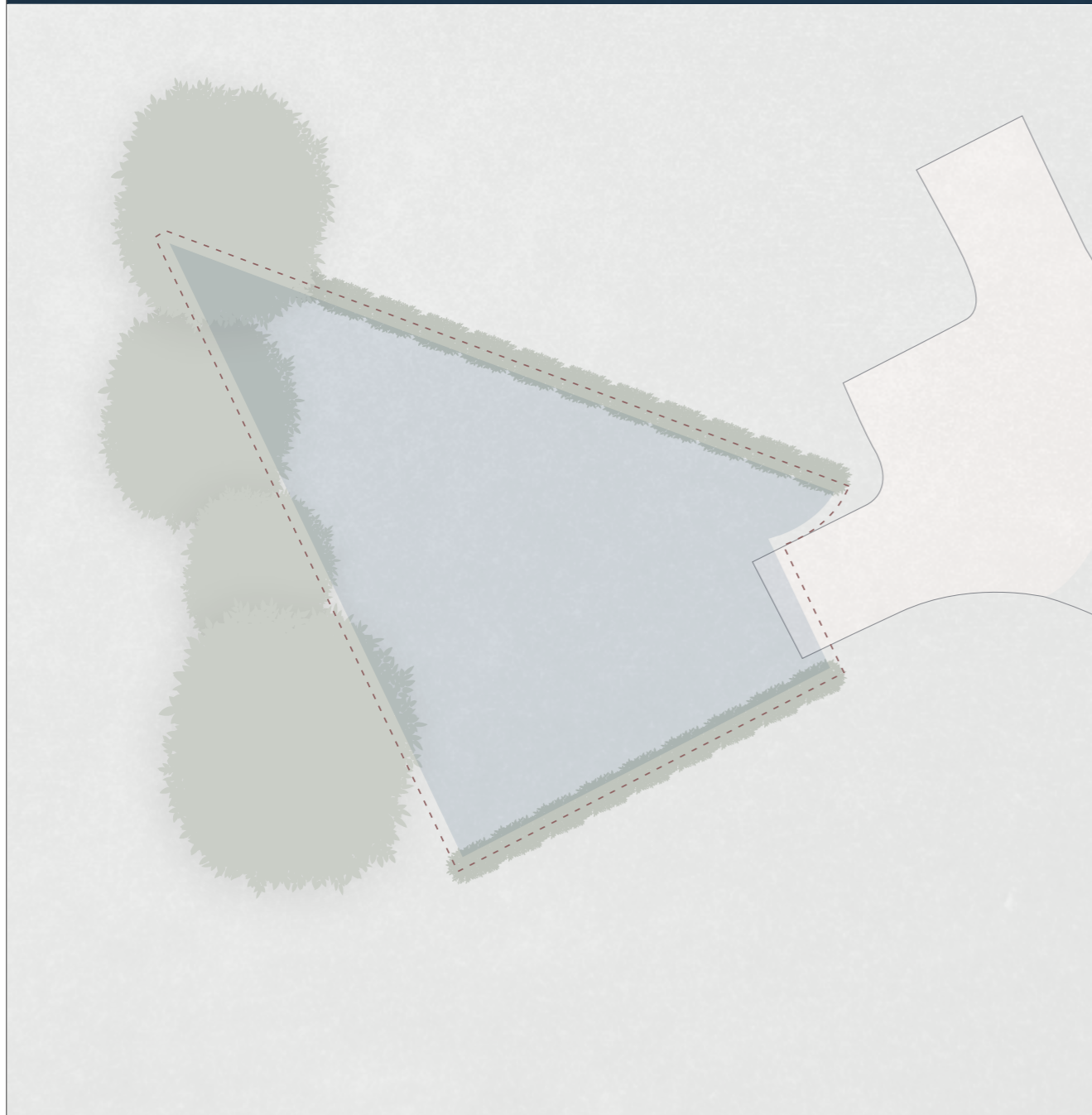
PLOT SPECIFIC DETAILS

PLOT	1
MAX. PERMITTED BUILD SIZE	3,200 SQ FT (297.3 SQ M)
PLOT SIZE	0.24 ACRES
BUILDING ASPECT	1 (SOUTH)



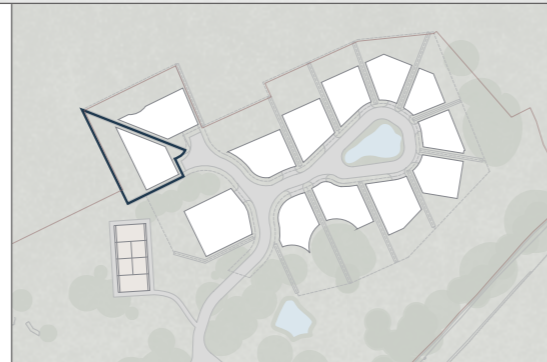
PLOT TWO

3,200 SQ_FT | 297.3 SQ_M



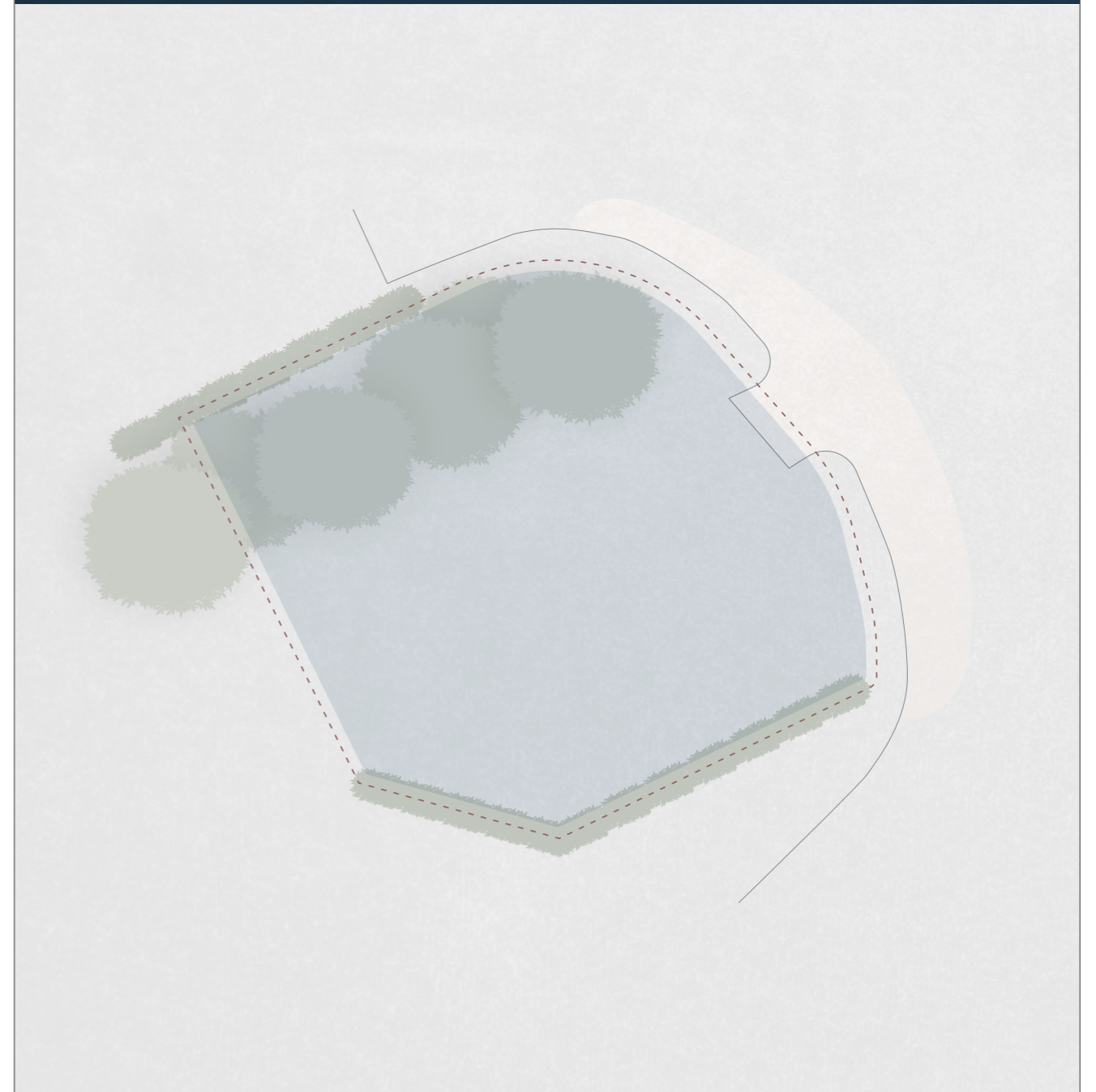
PLOT SPECIFIC DETAILS

PLOT	2
MAX. PERMITTED BUILD SIZE	3,200 SQ FT (297.3 SQ M)
PLOT SIZE	0.21 ACRES
BUILDING ASPECT	1 (EAST)



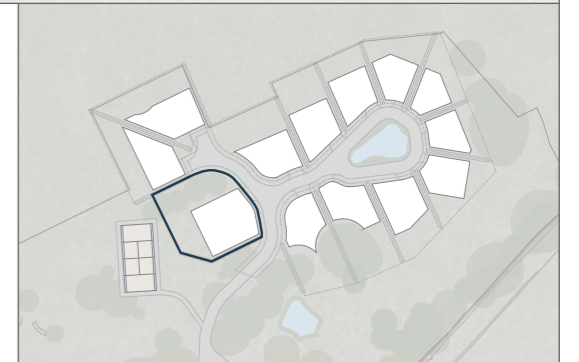
PLOT THREE

3,200 SQ_FT | 297.3 SQ_M



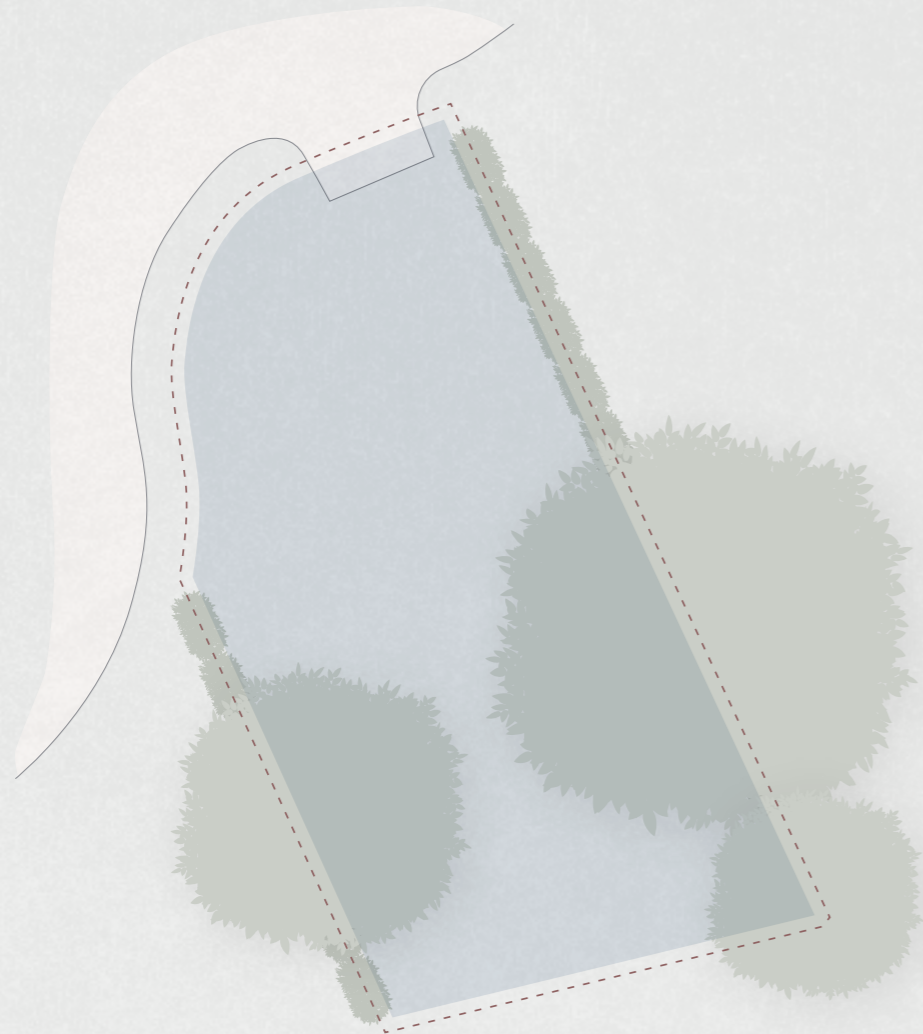
PLOT SPECIFIC DETAILS

PLOT	3
MAX. PERMITTED BUILD SIZE	3,200 SQ FT (297.3 SQ M)
PLOT SIZE	0.32 ACRES
BUILDING ASPECT	1 (EAST)



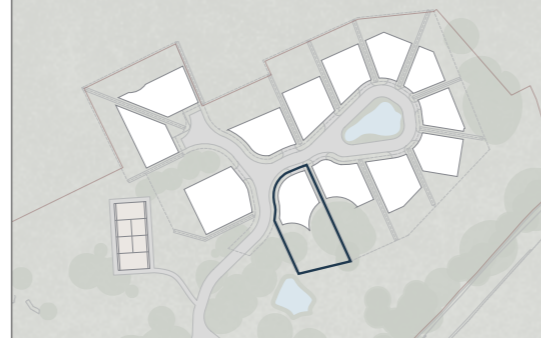
PLOT FOUR

2,275 SQ_FT | 211.4 SQ_M



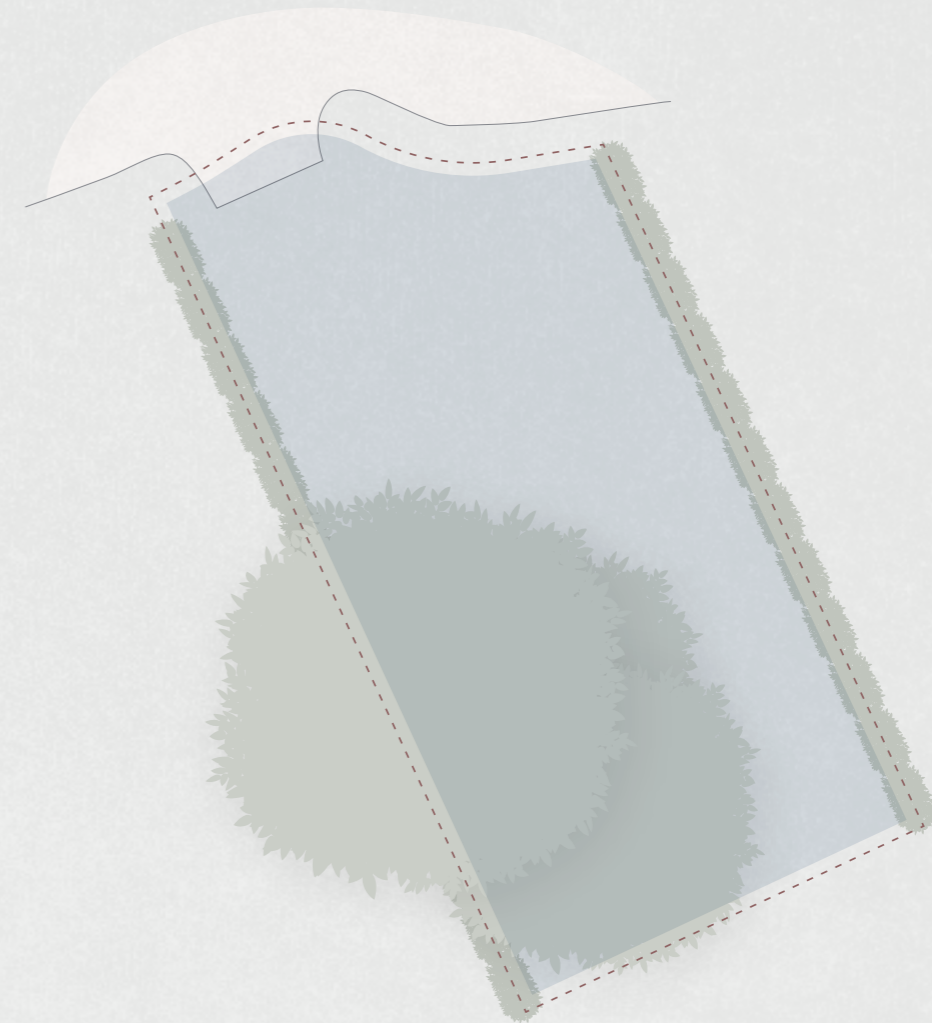
PLOT SPECIFIC DETAILS

PLOT	4
MAX. PERMITTED BUILD SIZE	2,275 SQ FT (211.4 SQ M)
PLOT SIZE	0.23 ACRES
BUILDING ASPECT	2 (NORTH/WEST)



PLOT FIVE

2,275 SQ_FT | 211.4 SQ_M



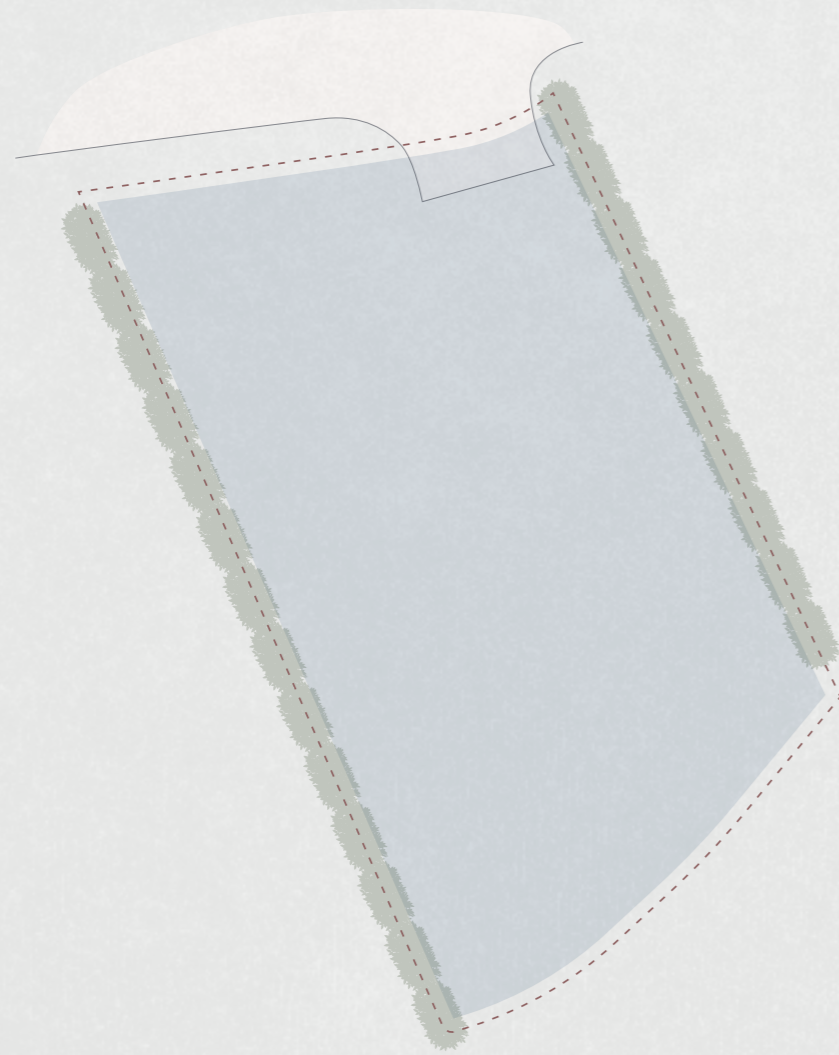
PLOT SPECIFIC DETAILS

PLOT	5
MAX. PERMITTED BUILD SIZE	2,275 SQ FT (211.4 SQ M)
PLOT SIZE	0.24 ACRES
BUILDING ASPECT	1 (NORTH)



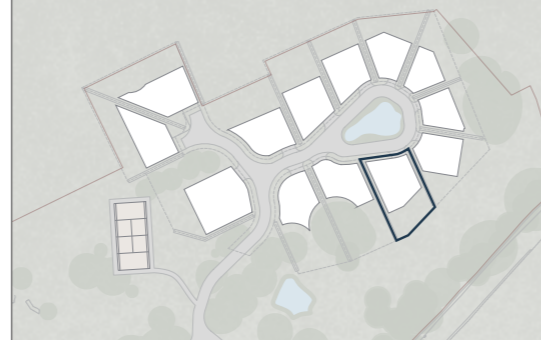
PLOT SIX

2,700 SQ FT | 250.9 SQ M



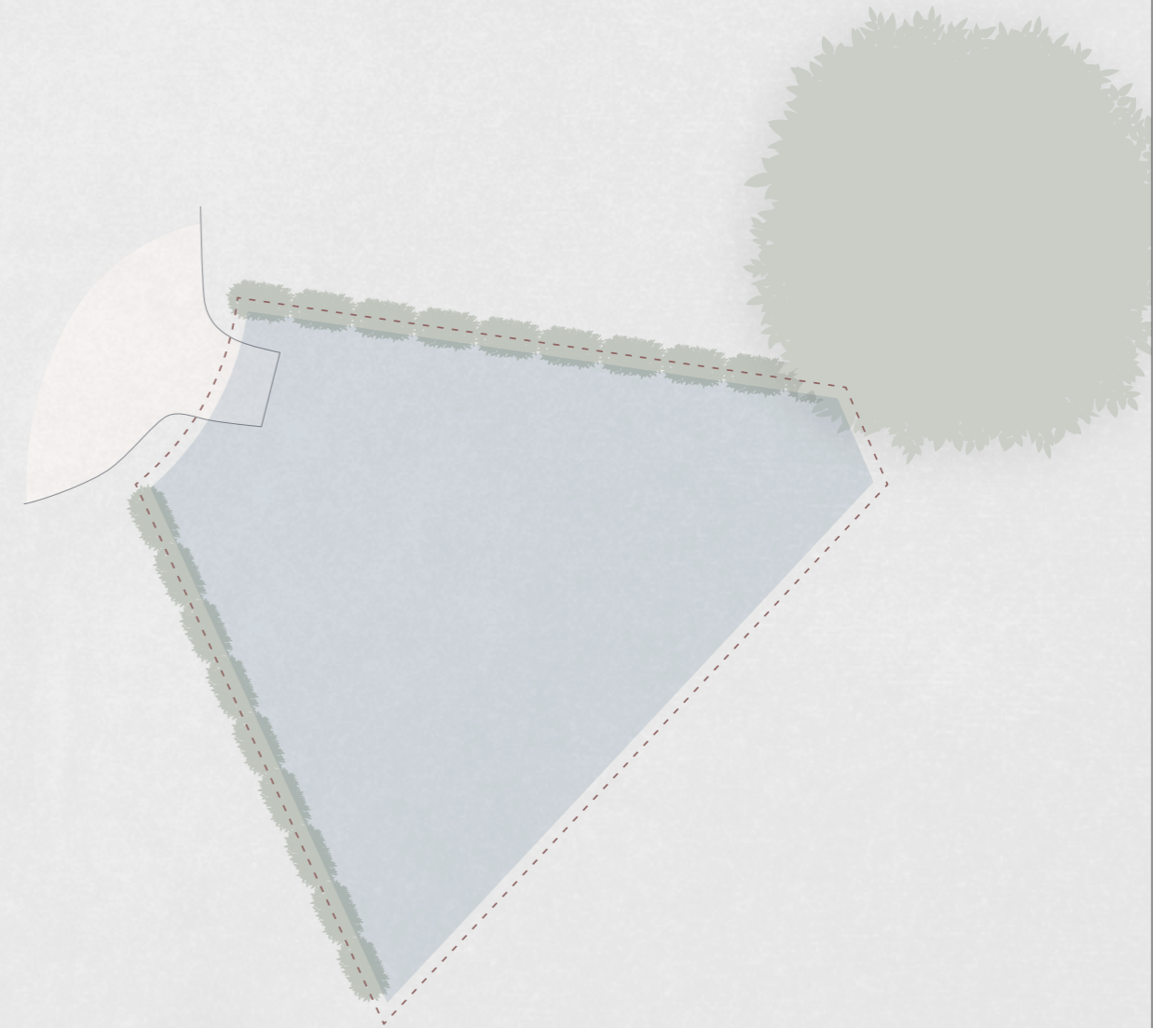
PLOT SPECIFIC DETAILS

PLOT	6
MAX. PERMITTED BUILD SIZE	2,700 SQ FT (250.9 SQ M)
PLOT SIZE	0.18 ACRES
BUILDING ASPECT	1 (NORTH)



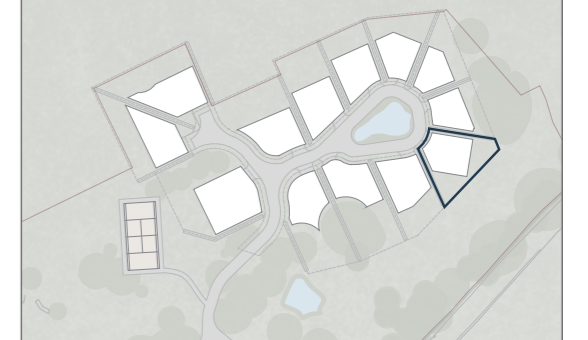
PLOT SEVEN

2,800 SQ FT | 260.2 SQ M



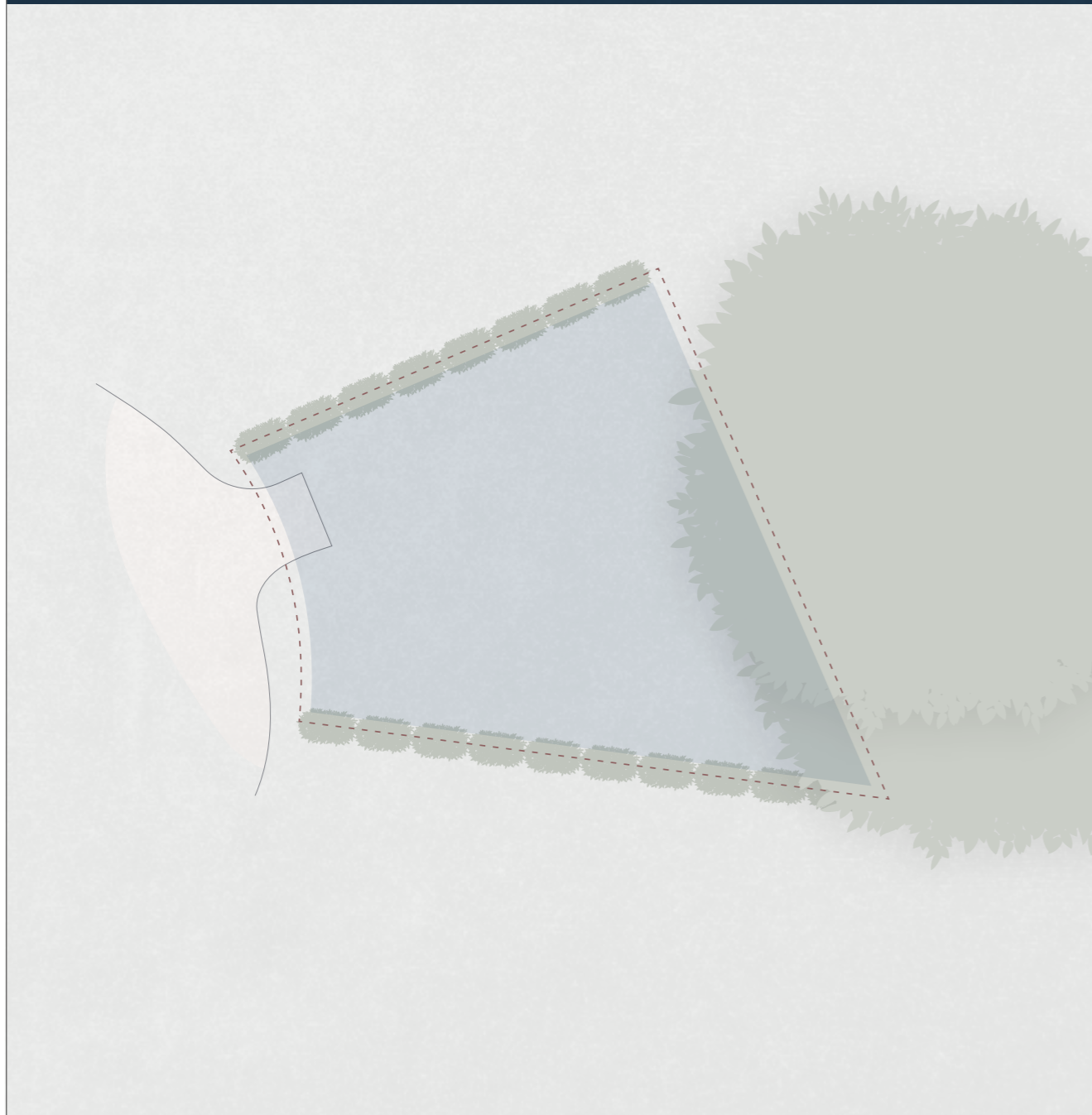
PLOT SPECIFIC DETAILS

PLOT	7
MAX. PERMITTED BUILD SIZE	2,800 SQ FT (260.2 SQ M)
PLOT SIZE	0.16 ACRES
BUILDING ASPECT	1 (WEST)



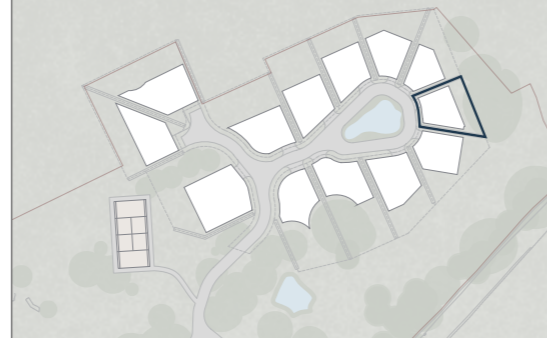
PLOT EIGHT

2,275 SQ_FT | 211.4 SQ_M



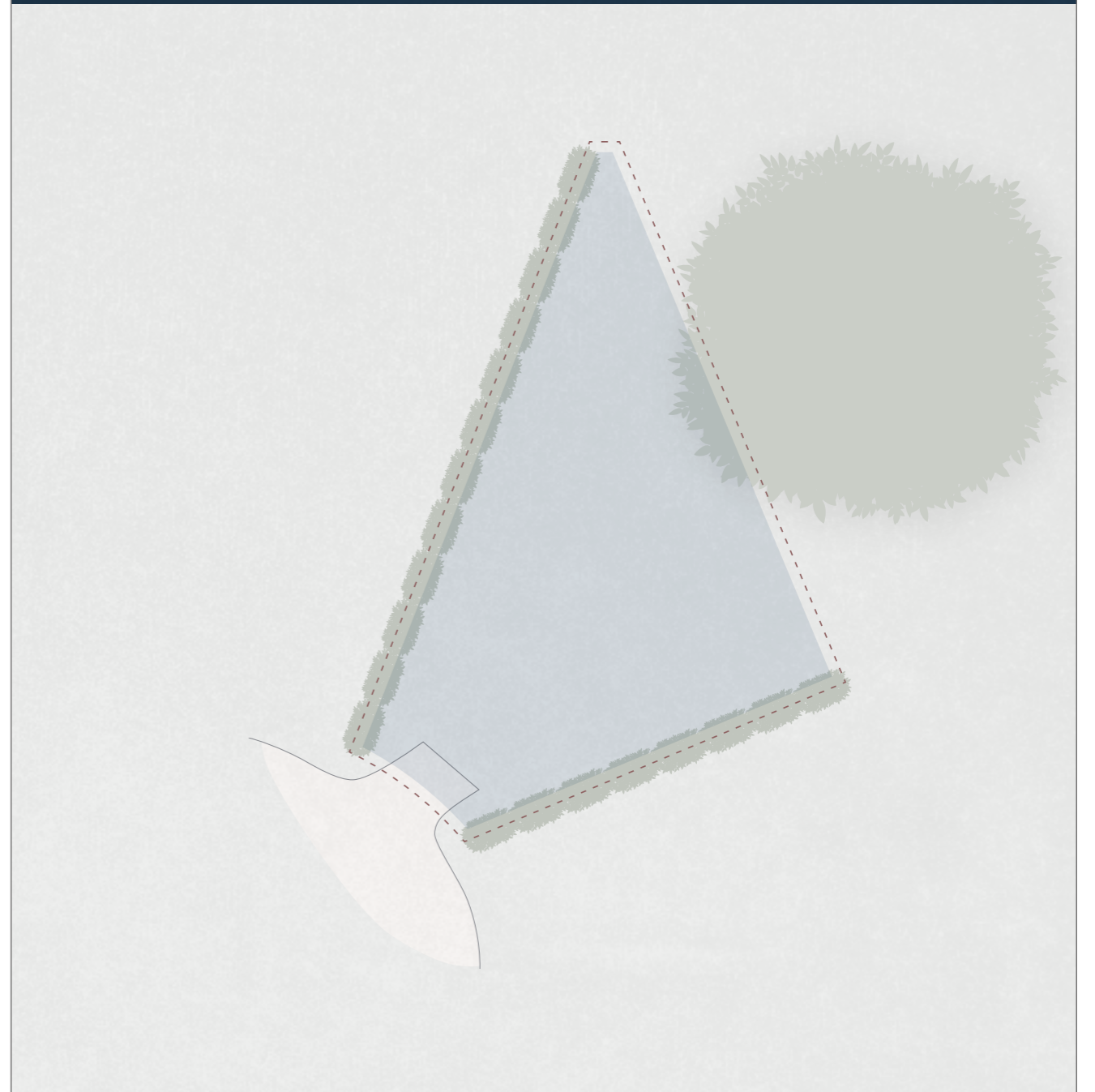
PLOT SPECIFIC DETAILS

PLOT	8
MAX. PERMITTED BUILD SIZE	2,275 SQ FT (211.4 SQ M)
PLOT SIZE	0.12 ACRES
BUILDING ASPECT	1 (WEST)



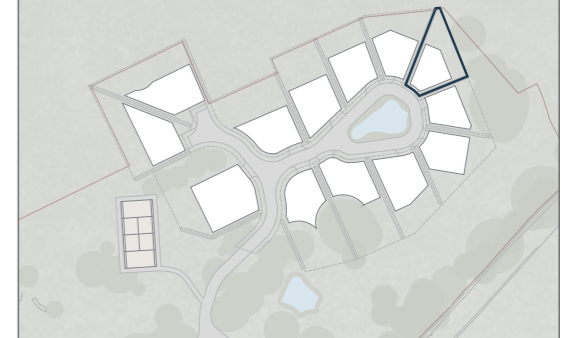
PLOT NINE

2,275 SQ_FT | 211.4 SQ_M



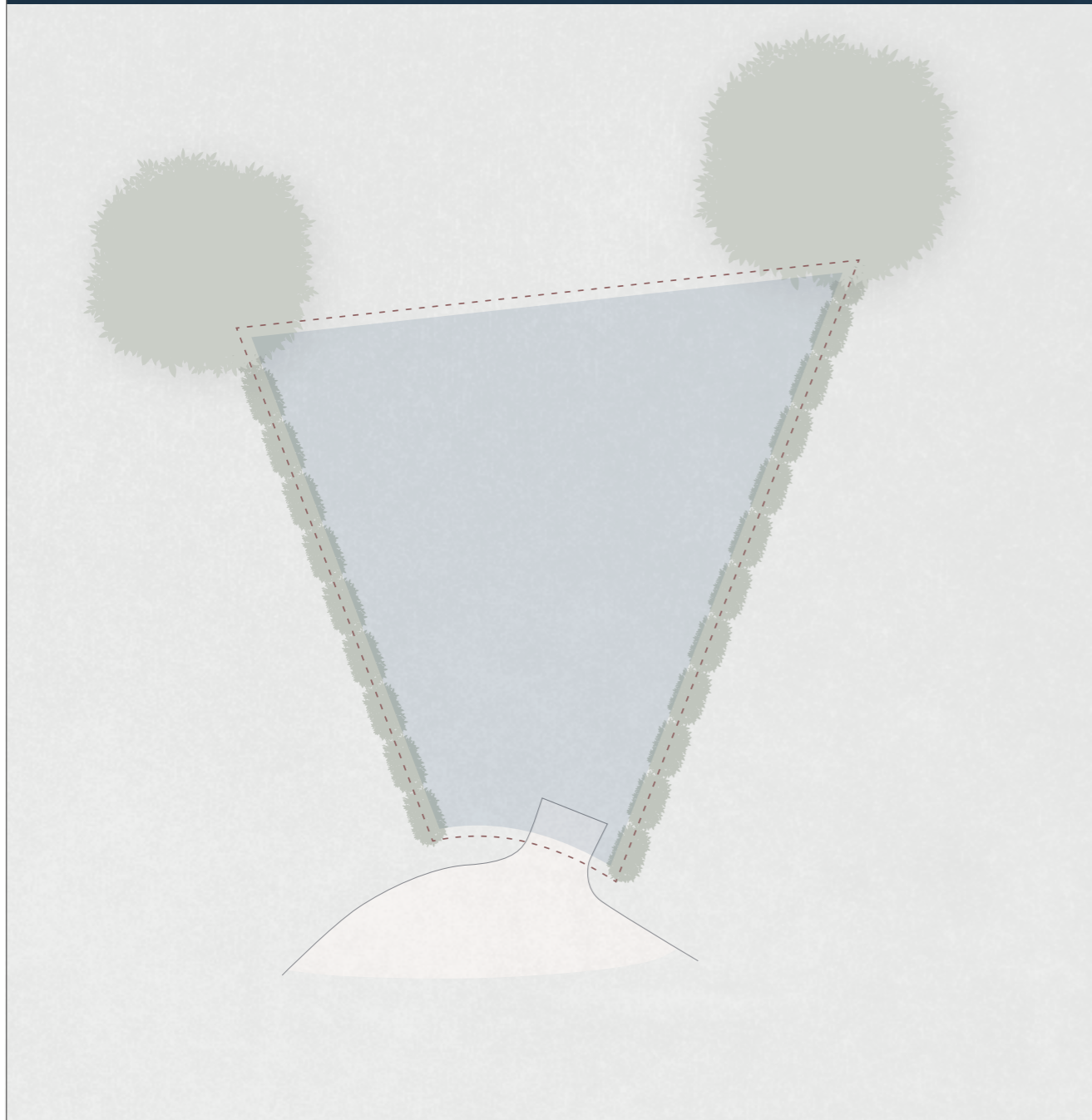
PLOT SPECIFIC DETAILS

PLOT	9
MAX. PERMITTED BUILD SIZE	2,275 SQ FT (211.4 SQ M)
PLOT SIZE	0.13 ACRES
BUILDING ASPECT	1 (WEST)



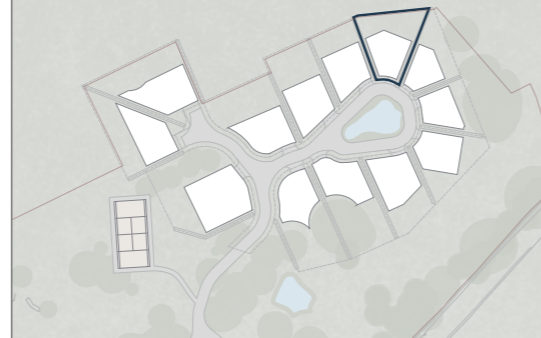
PLOT TEN

2,800 SQ FT | 260.2 SQ M



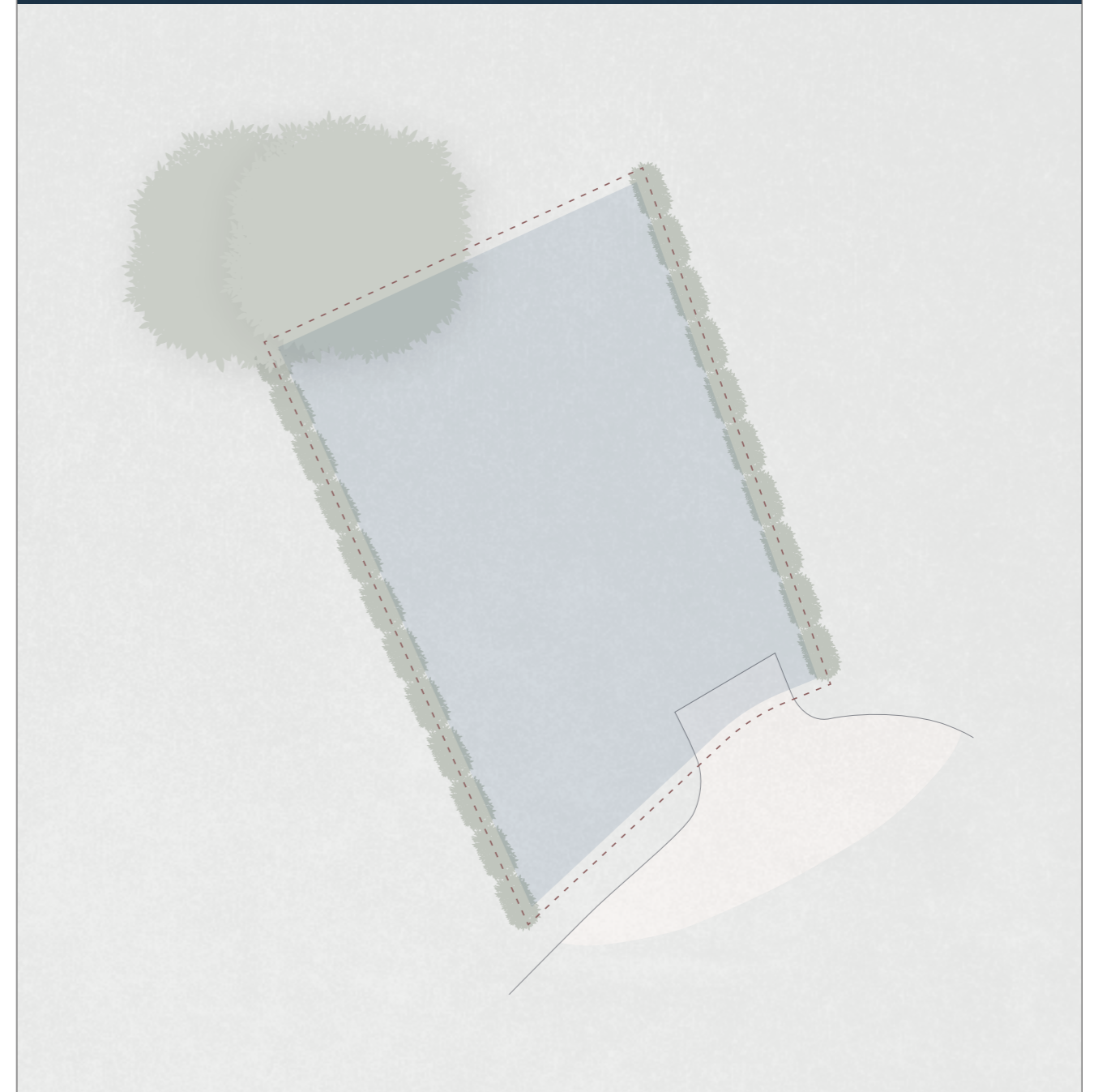
PLOT SPECIFIC DETAILS

PLOT	10
MAX. PERMITTED BUILD SIZE	2,800 SQ FT (260.2 SQ M)
PLOT SIZE	0.16 ACRES
BUILDING ASPECT	1 (SOUTH)



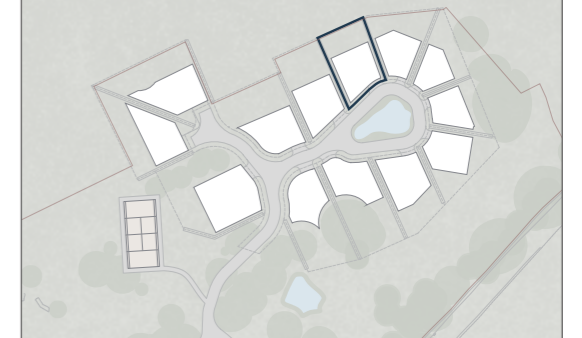
PLOT ELEVEN

2,600 SQ FT | 241.6 SQ M



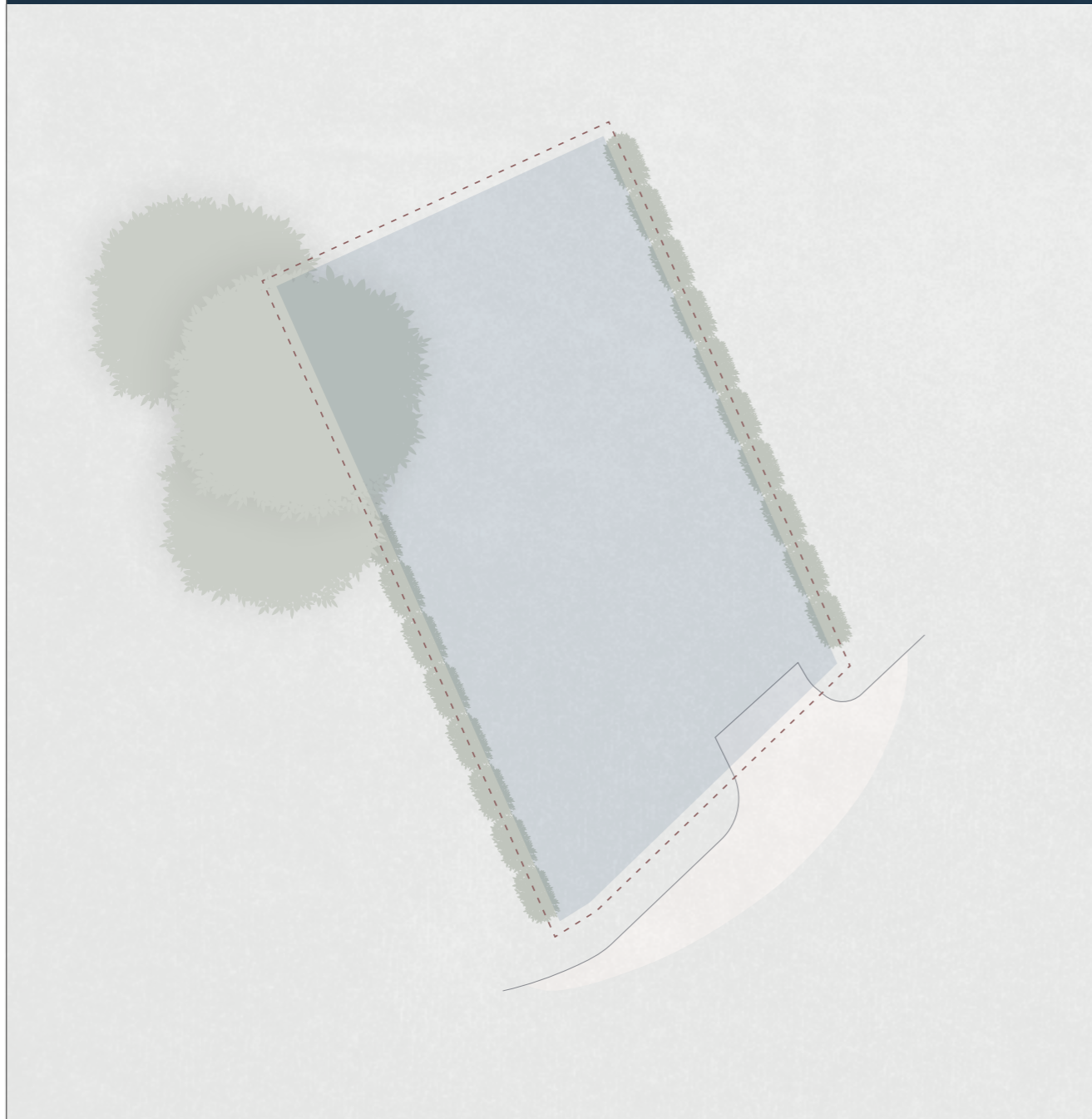
PLOT SPECIFIC DETAILS

PLOT	11
MAX. PERMITTED BUILD SIZE	2,600 SQ FT (241.6 SQ M)
PLOT SIZE	0.16 ACRES
BUILDING ASPECT	1 (SOUTH)



PLOT TWELVE

2,600 SQ_FT | 241.6 SQ_M



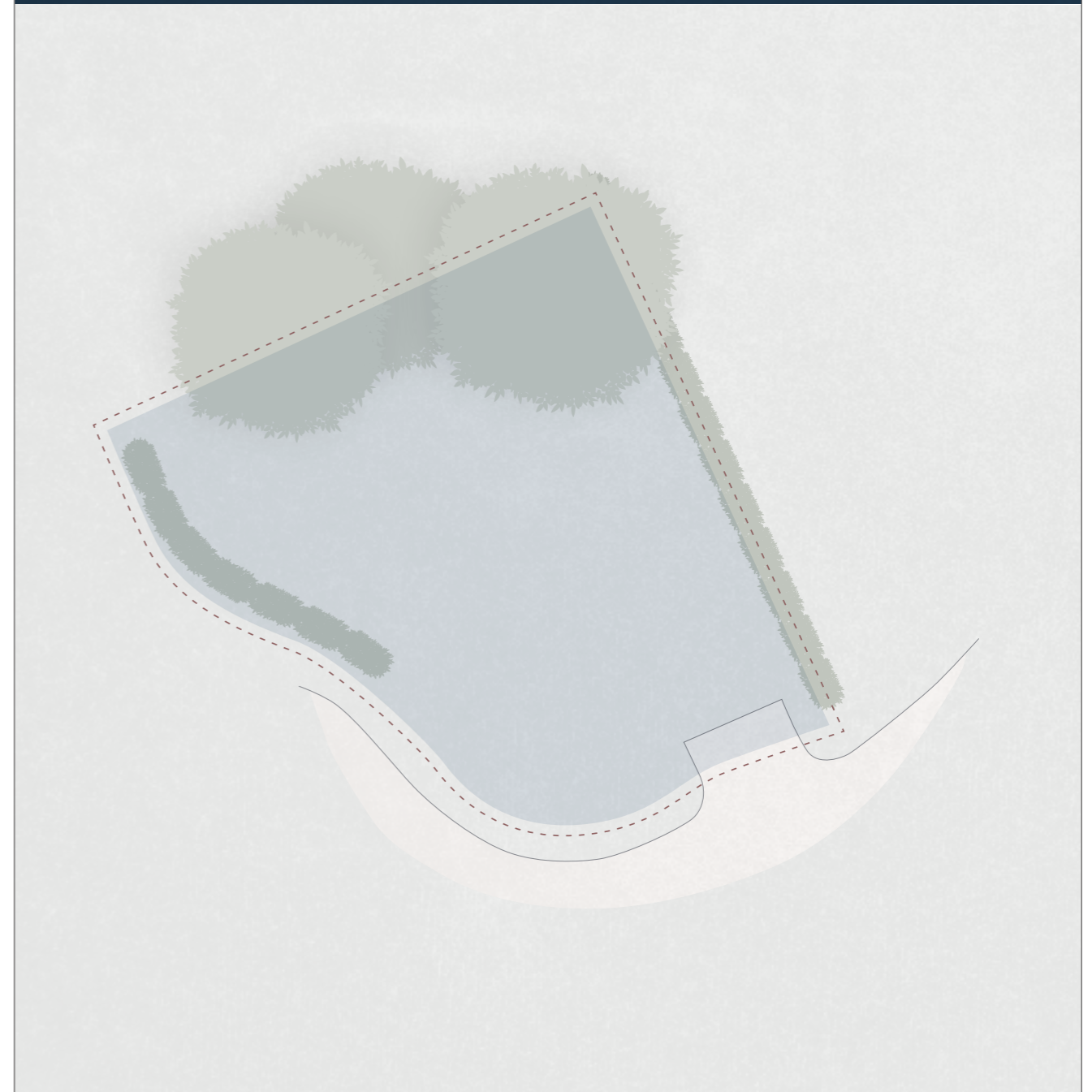
PLOT SPECIFIC DETAILS

PLOT	12
MAX. PERMITTED BUILD SIZE	2,600 SQ FT (241.6 SQ M)
PLOT SIZE	0.20 ACRES
BUILDING ASPECT	1 (SOUTH)



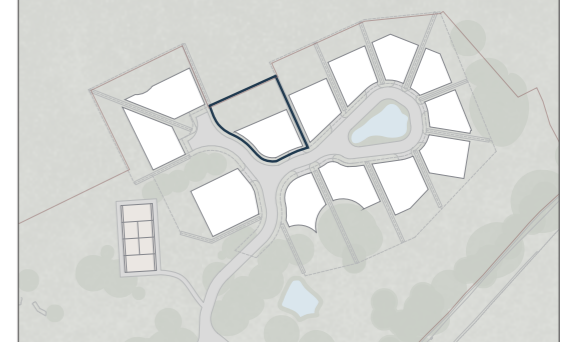
PLOT THIRTEEN

2,700 SQ_FT | 250.9 SQ_M



PLOT SPECIFIC DETAILS

PLOT	13
MAX. PERMITTED BUILD SIZE	2,700 SQ FT (250.9 SQ M)
PLOT SIZE	0.22 ACRES
BUILDING ASPECT	2 (SOUTH/WEST)



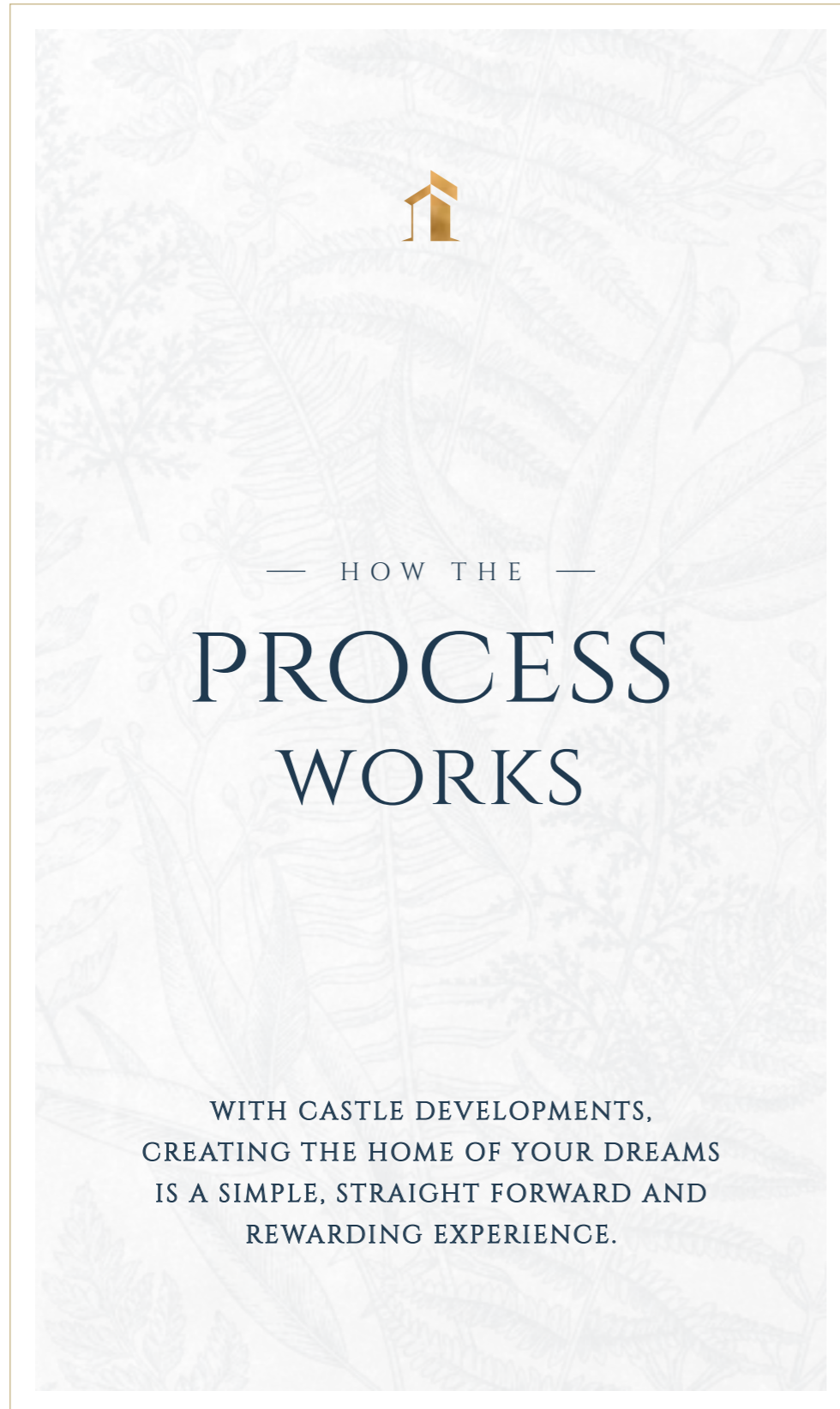
MAKING
THE DREAM
— A —
REALITY



Whether you're thinking of a large family home with purpose-built cinema room, or a sleek modern residence complete with indoor pool and gymnasium, a plot at The Brackens gives you the freedom to create your perfect house, distinctly designed to suit your needs and lifestyle.

With planning permission already secured - and with no other self-build schemes currently available in Surrey Heath - The Brackens is truly a very special opportunity to bring your dreams to life.





01

CHOOSE YOUR PLOT

Each plot is unique and has outline planning permission for a home of between 2,250 sq ft and 3,200 sq ft.

02

MAKE YOUR RESERVATION

Simply place a deposit and your chosen plot is reserved

03

BUY YOUR PLOT

Once your plot is serviced and released ready to be built on, it's time to complete.

04

DESIGN YOUR DREAM HOME

Work with your architect and project team to design the home you've always wanted. Every site has a Design Code; as long as you adhere to it, the options beyond are endless.

05

FINAL PLANNING APPROVAL

Assuming your plans are in accordance with the Design Code and any associated conditions, you should receive approval in 8 weeks.

06

BUILD YOUR DREAM HOME

With final planning approval granted, the build can commence

07

LIVE YOUR DREAM

The build is finished and your home is ready to be lived in. Welcome to your new life at The Brackens.

REGISTER

— YOUR —

INREREST

TO FIND OUT MORE
ABOUT AVAILABLE PLOTS,
PLEASE CONTACT OUR
APPOINTED AGENTS



Ben Murphy

Email bmurphy@mccarthyholden.co.uk

Telephone 01252 620 640



Email woking@churchods.co.uk

Telephone 01483 776 644



— OUR —

CONSTRUCTION PARTNERS

Once you are a plot owner you will be free to build your home in whatever way suits you, however we recognise in many cases plot owners will want the guidance and security of an experienced building contractor to make their home designs a reality.

Castle Developments is pleased to recommend Aquinna Homes & Potton who are both well placed to help plot buyers looking to appoint a specialist self-build contractor and understand more about the construction process, and if required work as their appointed contractor from start to finish.

AQUINNA HOMES

Aquinna Homes plc is an award winning developer currently building exceptional homes throughout Buckinghamshire, Surrey, Kent, Sussex, Hampshire, Berkshire, Oxfordshire and London.

At Aquinna Homes we pride ourselves on individuality and attention to detail. The Aquinna Homes Team comprises an experienced team of professionals, including architects, engineers, planning consultants and a highly experienced build team, all of whom are dedicated to creating aspirational homes of superior quality built from traditional materials supported by a 10 year NHBC Guarantee. Please refer to our website for further details.



Stephen Brazier
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tel: 01494 739400
aquinnahomes.com

POTTON

Over the past 50 years, Potton has designed and built high-quality homes for thousands of self-builders just like you. So we know how important it is for the house to suit the lifestyle of those who live there.

As a self-build package company, our expert team of architects, designers and planning consultants are on hand to help you achieve your dream home. To make the whole process simple, we design bespoke homes to suit your lifestyle, budget and plot. We can also secure planning permission, as well as help you to build your kit home.



POTTON
A KINGSPAN COMPANY

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tel: 01767 676400
potton.co.uk

INTRODUCING



Castle Developments is a privately-owned land acquisition and property development company. Across the team, we have over 95 years' combined experience and our approach is personal, transparent and efficient.

After starting as a traditional small-scale housebuilder delivering quality homes, we saw there was a significant demand from people wishing to build their own home but unable to find suitable land. Castle Developments then expanded into delivering serviced land plots in premium locations around the UK, generally within commuting times of major cities.

Today, we pride ourselves on finding outstanding self-build opportunities for buyers with the desire to create their own bespoke luxury home, offering plots with striking views, accessible transport links, nearby attractions and close proximity to a vibrant city or charming town or village.

Castle Developments would like to thank Land Solutions South Ltd for all their assistance with introducing the site to enable the acquisition to become a reality.

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castle-developments.com
info@castle-homes.com | 020 3751 0965



CASTLE-DEVELOPMENTS.COM