



Proposed units overlooking existing pond area with private amenity areas created through careful location of planting beds

area created on an island at its centre, accessed through a wooden board walk jetty

Tee box (Lake Course)

Proposed tee box, set on wooden decking with artificial grass surfacing

Proposed planting beds with specimen shrubs and decorative tree planting to create wooded glade setting to edges

Northern pond area designed to sit within wooded glade area, with native woodland edge planting, hedge, wild flower and bulb planting to create a more rustic feel to the proposed landscape and enhance biodiversity and ecology by providing additional species and habitat

Existing ancient semi natural woodland, as identified on WSP Environmental Constraints Plan, retained as part of the redevelopment

Southern pond area designed to sit within modern landscape, with landscape feature areas consisting of gravels, cobbles, boulders, architectural and ornamental grasses. Strategically located planting beds to focus views across the pond areas

Proposed native planting along western boundary providing visual barrier to redevelopment of car park

Redevelopment of parking area with ornamental planting beds, neatly clipped hedge planting and avenue and decorative tree planting

Proposed units overlooking existing pond area with private amenity areas created through careful location of planting beds

Existing pond and bridge providing clear pedestrian routes through complex



£15,000,000 - Surrey GOLF CLUB DEVELOPMENT £130,000,000 GDV

Welcome to the Future of Luxury Living at Wildwood Golf And Country Club, Surrey! 🌳🏌️

Overview: Nestled in the heart of Surrey, the Wildwood Golf And Country Club, a historic gem that has been closed since 2018, is about to undergo a breathtaking transformation. With planning permission now granted for a visionary redevelopment, this promises to be a game-changer in the world of luxury living, leisure, and hospitality.

Key Features:

🏨 **5-Star Luxury Hotel with Spa and Gym Facilities:** Immerse yourself in opulence with a world-class hotel that boasts not only lavish accommodations but also rejuvenating spa treatments and a state-of-the-art gym.

🍷 **Gourmet Restaurants and an 800-Person Function Suite:** Culinary excellence awaits you with a variety of gourmet dining options. The grand function suite is the perfect canvas for hosting unforgettable events.

🏛️ **Iconic Building:** A magnificent architectural marvel that will stand as a symbol of prestige and sophistication in Surrey.

🏡 **Full Refurbishment of Existing Clubhouse:** Honoring the club's heritage while providing modern amenities for your enjoyment.

🏌️ **PGA Academy:** Elevate your golfing prowess with top-tier coaching and world-class facilities.

🌿 **Farm and Farm Shop:** Experience the serenity of rural life while relishing in fresh, locally sourced produce.

⚽ **Sports Facilities:** Stay active and engaged with a wide range of sports and recreational options.

🏡 **39 Luxurious 2/3 Bedroom Villas:** Your dream home awaits in this exclusive enclave within the development. But that's not all! 🌟

Phase 2 Planning Application includes:

🎬 **Film Studio:** A hub for creativity and entertainment, adding a touch of Hollywood glamour to Surrey.

🏠 **Assisted Living Area with 100 Apartments:** Ensuring a comfortable and supportive environment for seniors, with all the amenities they need.

🏡 **51 Additional 2/3 Bedroom Villas:** Expanding the residential offerings, allowing even more people to call this exquisite place home.

The Future Beckons: The current owners have left no stone unturned in exploring partnerships with renowned operators like TOON, Hilton, Taj, Marriott, and more. This collaborative effort promises a future of unparalleled luxury and service.

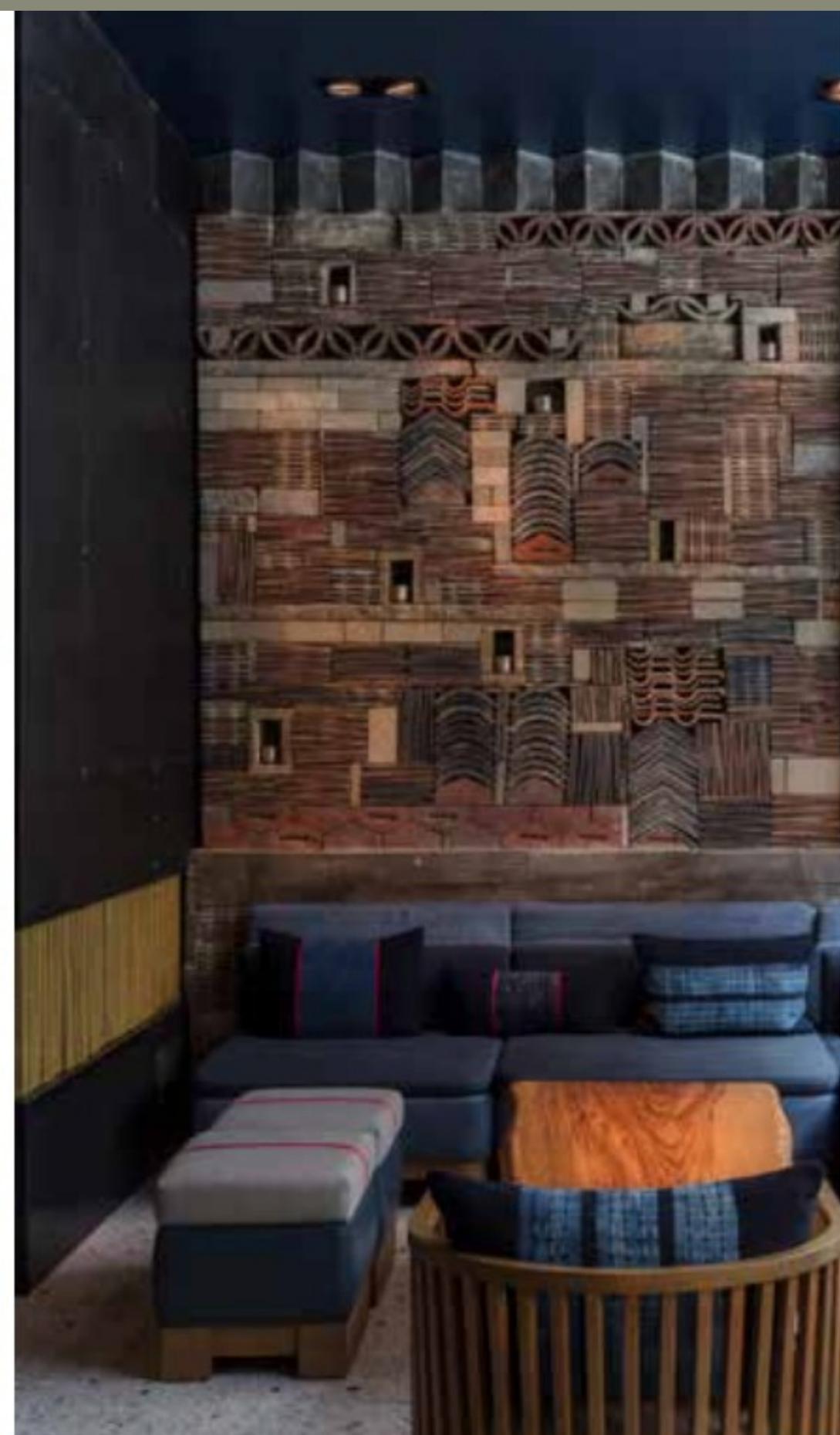
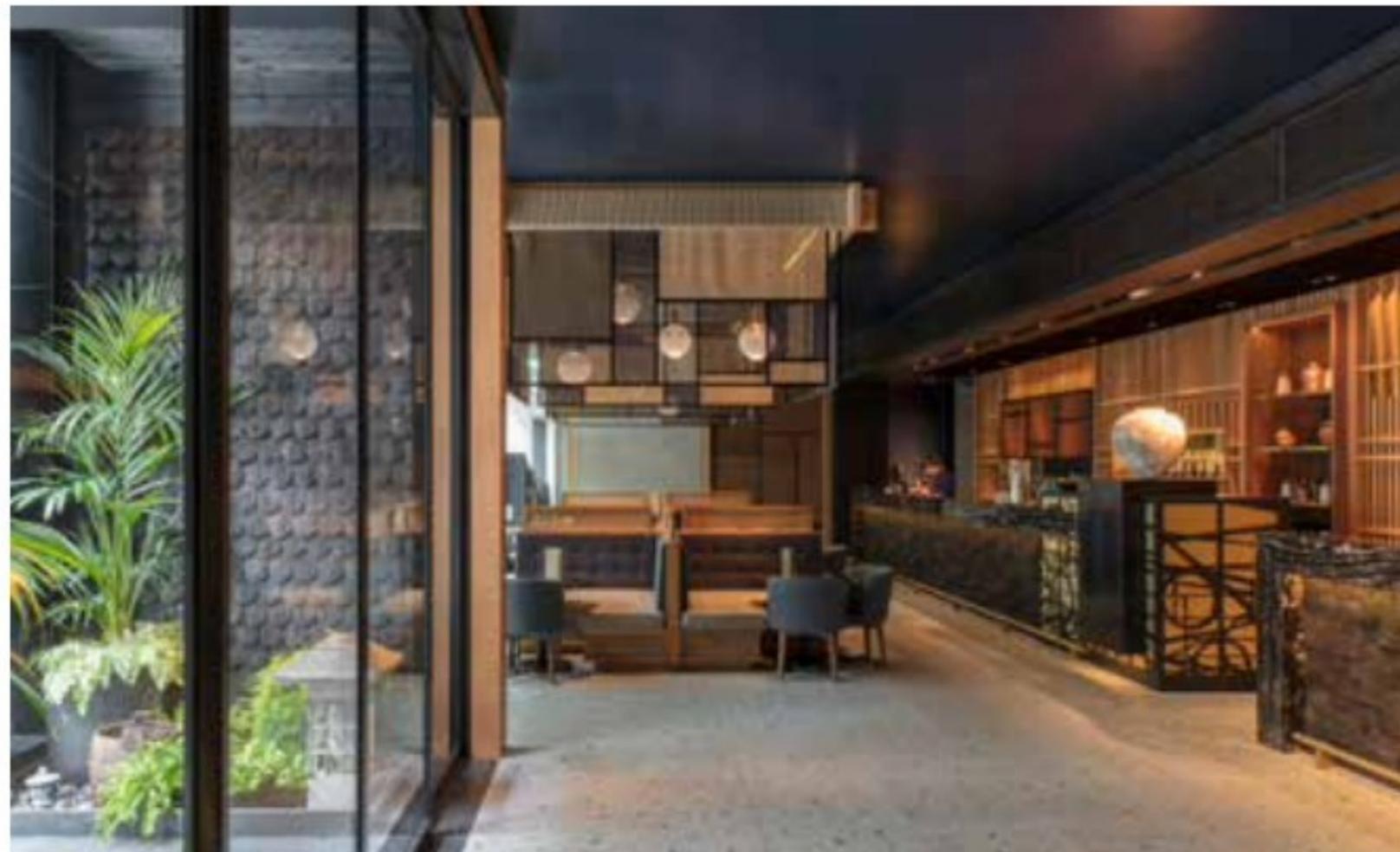
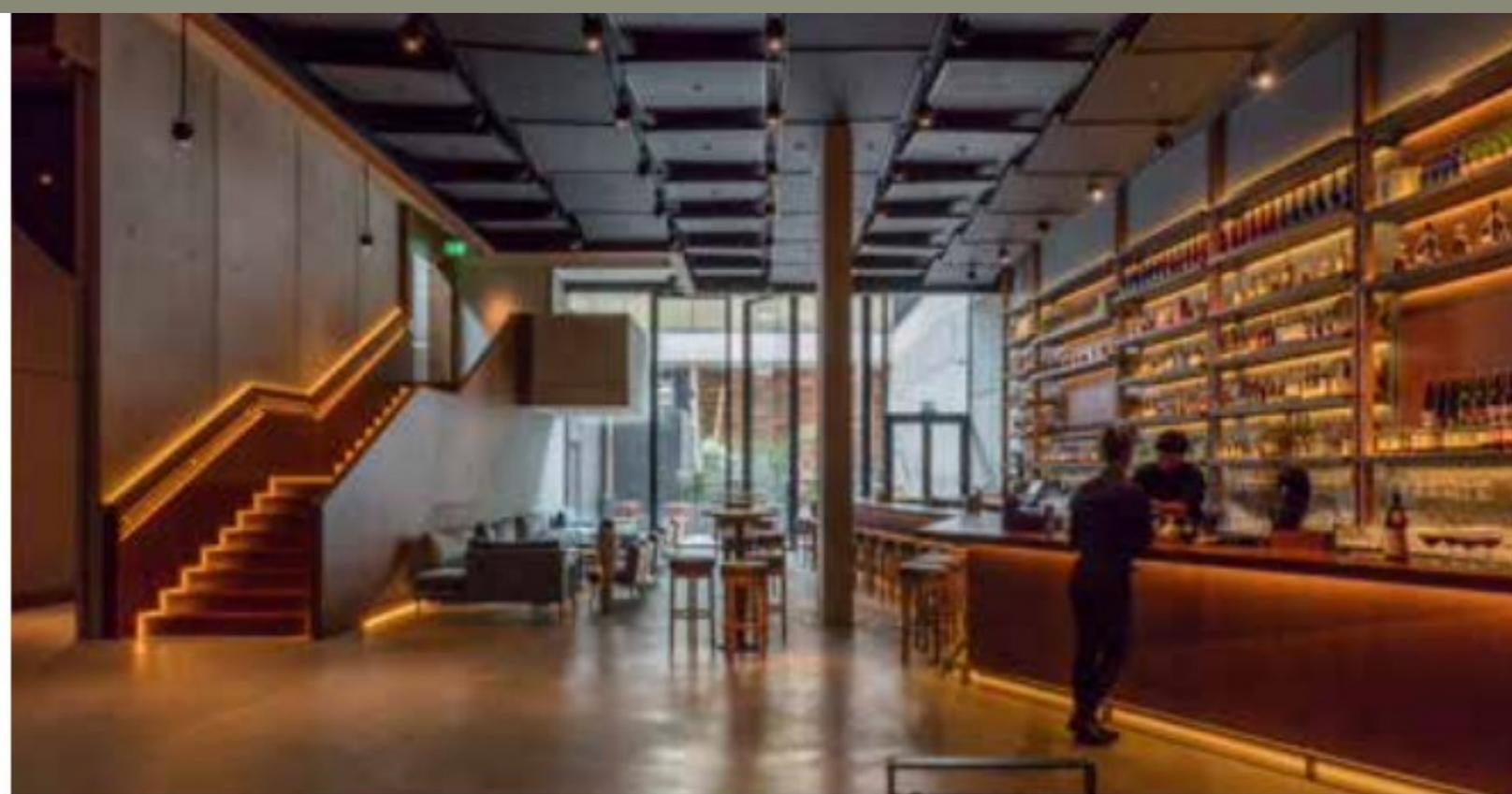
Exceptional Upside: Upon completion, the development is poised to achieve a Gross Development Value (GDV) estimated to be in the impressive range of £100,000,000 to £130,000,000. This remarkable potential makes it a smart investment choice.

Learn More: We hold additional information that is available upon request. Your opportunity to be part of this extraordinary venture awaits.

Wildwood Golf And Country Club, Surrey - Where history meets the future, where luxury knows no bounds.

Contact us today to explore this exceptional opportunity.







Akasha Holistic Wellbeing Centre by David Chipperfield Architect
MiraMonti Boutique Hotel by Heike Pohl & Andreas Zanier Architect

8.1 Project Brief - Spa, Gym & Yoga Pavilion

The brief for the spa is as follows:

- Fitness Pool (for 35 people)
- Plunge Pool
- Salt Cave
- Ice Room
- 2 Vichy showers
- 1 Experience shower
- 10 Treatment Rooms (2 for Ayurvedic treatment)
- Shared Hammam with marble beds
- Sauna, jacuzzi pool and steam room in male and female changing areas respectively, and

- External sun deck
- External pool

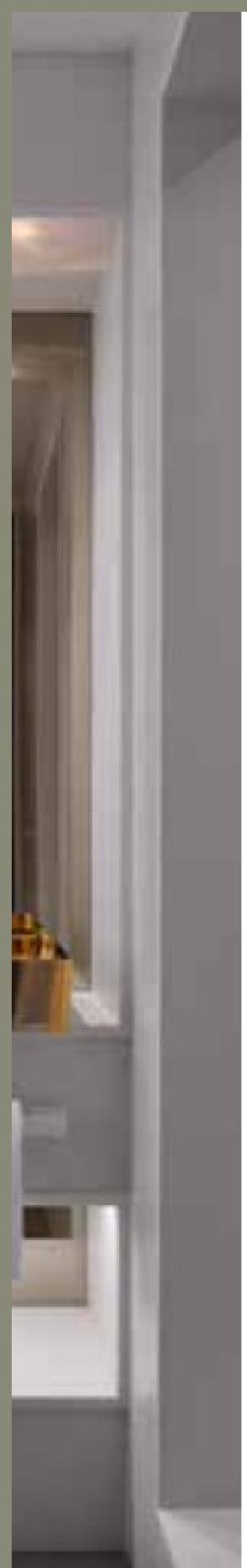
The detailed brief and layout of the spa will be developed further with the client's appointed spa operator.

The brief for the gym is as follows:

- Cardio area
- Resistance training area
- Free weights area
- Spinning studio (20 bikes)
- Male and female changing facilities to be shared with spa facilities

The brief for the yoga pavilion is as follows:

- Yoga studio (35 people)
- Can be opened up as a stage for large yoga festival



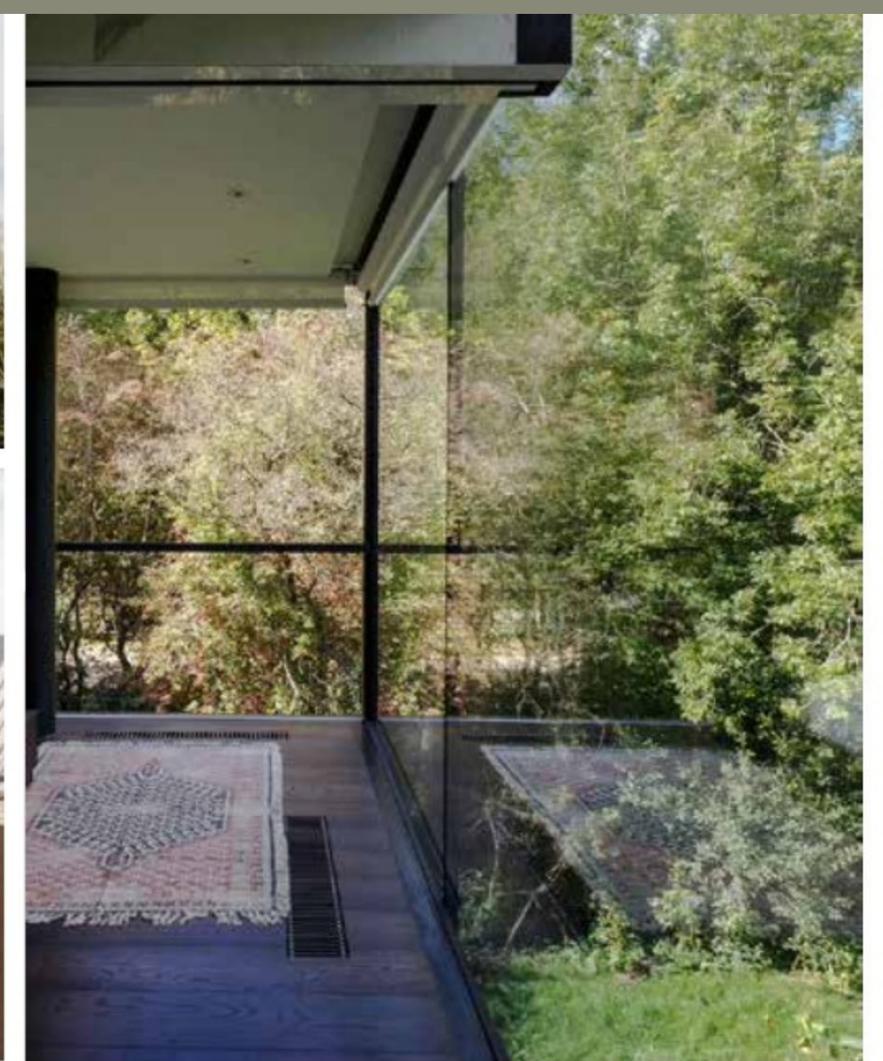


Left and centre bottom: Soho Farmhouse clubhouse, Oxfordshire, by Michaelis Boyd Architects
Right and centre top: Sevenoaks Nature and Wellbeing Centre, Ben Adams Architects

Project Brief - Club House and PGA Academy

The brief for the Clubhouse and PGA Academy is as follows:

- Existing Clubhouse refurbished
- New PGA Academy building
- New Pro shop



Left and centre bottom: Highland House by Ben Adams Architects
 Left Bottom: Private Residence in Cotswold by Found Associates
 Centre Top: 'Triangular House' by We Architecture in Equador
 Right and centre Bottom: Glass Villa by Dutch studio Mecanoo in the Cotswold's and Oaks Housing by Haptic Architects

Project Brief - Villas

The brief for the villas are as follows:

- 90 two bedroom and three bedroom villas, set over two storeys, to provide luxurious accommodation for the residents to retreat amongst natural surroundings
- Villas to be spread out over two separate site locations, one with access shared with hotel and the other with separate access from Harsham Road

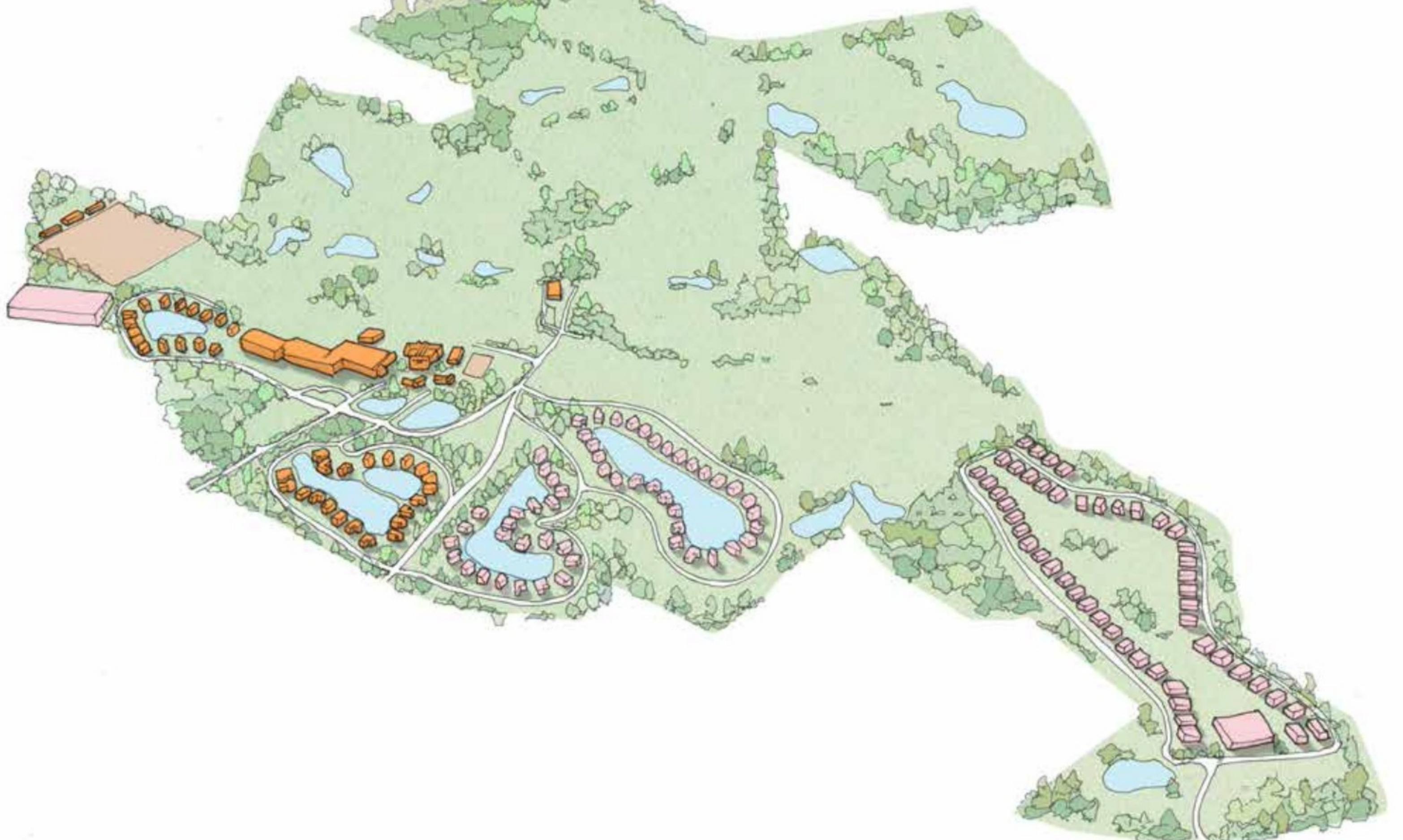
The villas are designed with the following criteria:

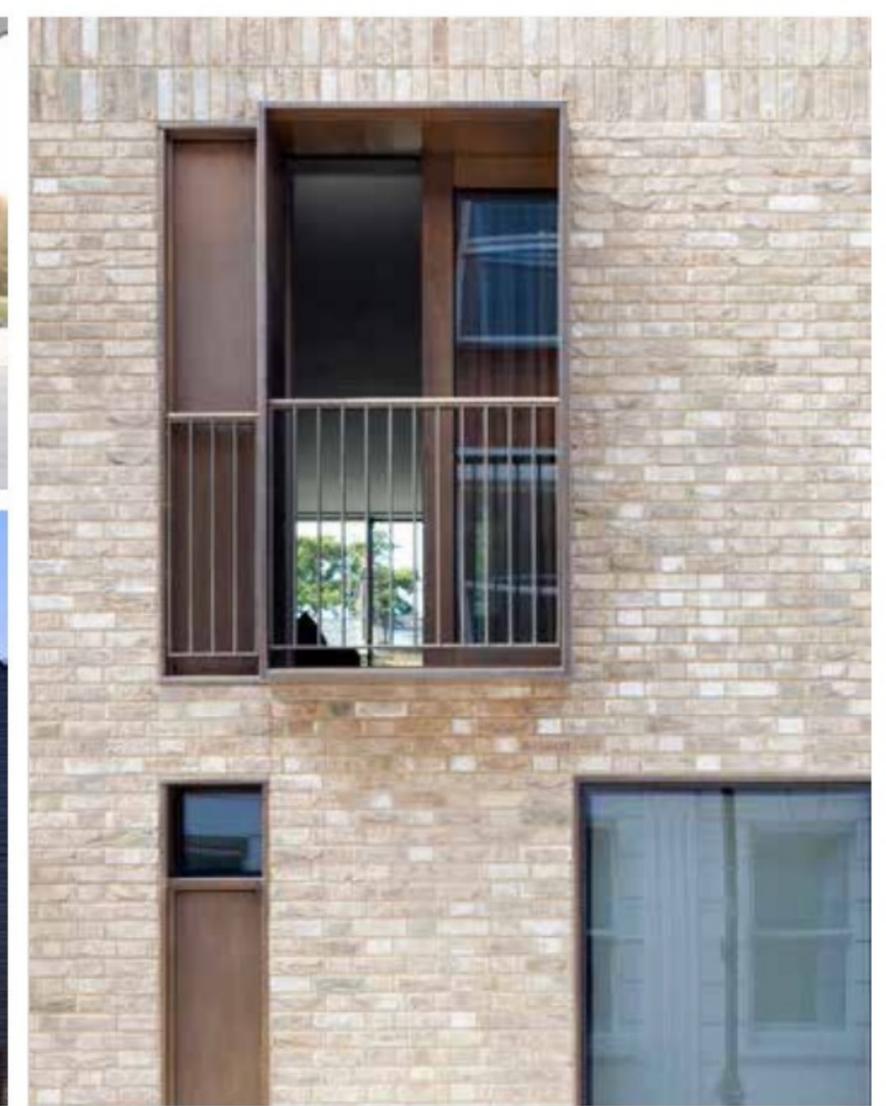
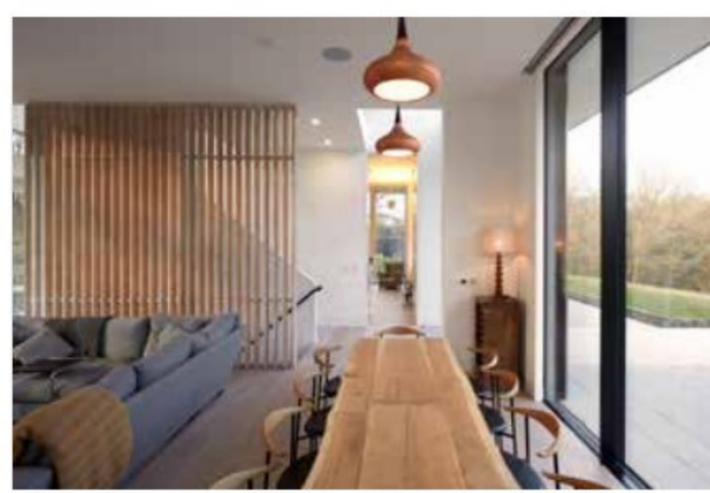
- The villas will sit within the natural landscape and have a strong visual connection to their surroundings
- New ponds will be added to create waterfront views and increase the biodiversity of the area
- Strategically positioned windows will provide expansive views out onto the ponds
- Ample glazing will reduce the division between inside and outside and allow light to filter into the living spaces

- Spacious external terraces will allow the residents to enjoy the stunning scenery
- Road access for the villas will be separate from the hotel and leisure facilities
- Individual car parking provided for each villa
- New landscaping with trees along the site perimeter to reduce noise impact from main road
- The material palette and massing will be a contemporary interpretation of the local vernacular

Proposed Area Summary

2 Bedroom Villa (40 villas)	4,480sqm / 48,220sqft
3 Bedroom Villa (50 villas)	7,500sqm / 80,730sqft
Total (NIA)	11,980sqm / 128,950sqft





Left and top centre: North Wall Arts Centre by Haworth Tompkins and Wilderness restaurant by Morris & Co
 Left Bottom: Newhall house by Allison and Brookes Architects
 Centre Top and Bottom: Highland House and Abingdon House by Ben Adams Architects
 Right: Old Church Street Townhouse by tdo Architecture

Project Brief - Assisted Living

The brief for the assisted living units are as follows:

- 100 assisted living apartments, set over two storeys

The assisted living units will create a diverse demographic and provide relaxing homes for individuals in retirement. The units will be designed with the following criteria:

- The buildings will have a strong visual connection to the surrounding landscape
- Communal facilities could include a restaurant, community café, library, shared lounges and activity rooms to encourage interaction amongst the residents
- All apartments can have car access and will require individual lift cores within each building

Proposed Area Summary

1 Bedroom Flat (50 units)	4,600sqm / 49,510sqft
2 Bedroom Flat (50 units)	4,600sqm / 49,510sqft
Total	9,200sqm / 99,020sqft

