



Defence  
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# Excellent Residential Development Opportunity

**Tranche 10 Comprising Parcel X  
and the Sergeants Mess**

On the instructions of  
**SKANSKA**



A man and a woman are walking away from the camera on a dirt path through a dense forest. The woman is on the left, wearing a red sleeveless top and dark trousers. The man is on the right, wearing a white short-sleeved shirt and dark trousers. They are walking towards the background, where the path is dappled with sunlight and shadows from the surrounding trees. The forest is lush with green foliage and tall, thin trees.

## The Opportunity

**On behalf of Skanska Plc & the MOD, Avison Young are delighted to bring to the market two further residential parcels on the Mindenhurst development.**

In total Mindenhurst has the potential to deliver 1,200 units and Skanska, alongside their Partner, the MOD, are releasing two parcels of land comprising Parcel X and the Sergeants Mess. These are being offered as one interest and brought to the market as Tranche 10.

Parcel X has outline planning permission for up to 45 new build residential units, of which a minimum of 5 units must be affordable housing.

The Sergeants Mess has full planning permission for conversion to 33 residential units. There is no requirement for affordable housing.

The parcels will be offered on a serviced plot basis, available adjacent to the parcel boundary.





# Mindenhurst

In the late 19th century, Deepcut was designated an army training ground and gradually developed as a series of military barracks and supporting civilian areas during the early 20th century. Having developed piecemeal over the course of a century, the area was extensively redeveloped into the Princess Royal Barracks during the 1960s and has been home to the Royal Logistics Corps.

Following an internal review by the Ministry of Defence, Princess Royal Barracks Deepcut was declared surplus to requirements in 2007. Avison Young and The Ministry of Defence achieved outline planning consent in April 2014 for 1,200 new homes and essential

local amenities including a new primary school, retail outlets, sports facilities, business premises and over 69 hectares of public green space. Following this, the Ministry of Defence appointed Skanska in May 2014 as their development partner to redevelop Deepcut and relocate the training facilities to Worthy Down.

The new Mindenhurst development will build on the heritage of the Village of Deepcut alongside its military legacy. Embracing open spaces, developing facilities, connecting with the surrounding countryside and integrating with the existing village of Deepcut and create an integrated community, the very essence of “place-making”.

The development of Mindenhurst will provide an enormous regenerative benefit for the local community. Place-making and the prospect of redefining Deepcut will enable the enlarged community to be clear about its role within the wider area, its spatial relationships with surrounding towns and strengthen the local economy. The completion of the Mindenhurst development will provide a thriving community for residents, visitors and businesses. This will be the start of a long-term reinvention of Deepcut to create a sustainable, cohesive and vibrant place.







## Location

Parcel X and the Sergeants Mess are located in Deepcut in the west of Surrey, very close to both Frimley and Farnborough and approximately 40 miles south west of central London. The immediate area surrounding the Barracks is predominantly Greenfield and forest/ heath land with a small settlement of residential properties and associated

small retail units on its western edge. Residential development has completed at the former Dettingen Barracks which lies towards the northern end of Mindenhurst. The closest mainline station is at Farnborough, approximately 3 miles west of the site, with direct trains to London Waterloo and a journey time of circa 40 minutes. The site is also

well connected to the road network and is only circa 4 miles from Junction 4 of the M3.



# Description

The Barracks were originally known as Blackdown Barracks and were the headquarters of the Royal Ordnance Corps. It has most recently been the headquarters of the Royal Logistics Corps (RLC) of the British Army and the Defence School of Logistics and Personnel Administration.

The wider Mindenhurst site contains numerous buildings and open training areas associated with its use as a training establishment for the MOD. Numerous mature trees and woodland are interspersed throughout the site and in particular to the south and east. The majority of the buildings on site were constructed in 1968, although there has been some new build since.



New Village Green

- Tranche 10 comprises of two separate parcels:
- Parcel X is 1.72 ha (4.25 acres) in area and is situated on the western side of the Mindenhurst development, accessed via Bellew Road, and is surrounded mostly by ANGSt.
  - The Sergeants Mess is 0.80ha (1.98 acres) in area and is situated in the centre of Parcel X.

St Barbara’s Church and associated car park and a further small area of woodland are located to the east of Deepcut Bridge Road. Beyond that is the newly developed inviting Village Green which is open to the public.



New Mindenhurst Primary School

A new primary school and nursery is located on Mindenhurst Road adjacent to Parcels L and N has been completed and handed over to Surrey County Council.

Skanska are on site completing further initial phases of development and bringing forward the later phases of development to the planning committee including the Loop Road and further green spaces.

In addition, Cala Homes are on site and completing the delivery of 215 residential units to the south of the Mindenhurst development (Parcel M), Bovis Homes are also on site to deliver 127 residential units to the north of the Central SANG (Parcel A) and Trivselhus (Parcel E) are nearing completion of 21 residential units located opposite Parcel N and adjacent to the Public House which recently opened in Spring 2022

A schedule of key infrastructure delivery dates is included within Placemaking Delivery table on Page 6.

# Planning

Planning application for major residential-led development totalling 1,200 new dwellings.

Hybrid planning permission for the comprehensive redevelopment of the former Royal Barracks, Deepcut to provide a new major residential-led development totalling 1,200 dwellings was approved by Surrey Heath Borough Council on the 4th April 2014, reference 12/0546.

This hybrid permission granted outline consent for 1,119 new build dwellings along with ancillary associated development including two areas of Suitable Accessible Natural Green Space (SANGS), Accessible Natural Greenspace Standard (ANGST), community facilities, a primary school, nursery, sports hub, care home, public house, village green, retail and other on-site and off-site infrastructure to support the approved housing development.

Detailed planning permission was granted for the conversion of the existing Sergeants & Officers Mess and the HQ Building to 81 apartments. Also approved in detail was the access to the site, comprising a Northern Access Roundabout, the Brunswick Road access to the south, and the route of a secondary spine

road (Mindenhurst Road) joining these two new accesses.

The site-wide affordable housing has been agreed with the Local Authority with a fixed number of affordable Homes to be provided on each Parcel.

The approved phasing scheme for the site details 6 principal phases. Phases 1, 3 and 5 are to provide

the site Infrastructure to support the new housing. Phases 2, 4 and 6 are for residential development. Skanska will be responsible for the detailed approval of Phases 1, 3 and 5, leaving the reserved matters planning approvals for residential development to be made by the successful purchasers.

The requirement for Design Codes has now been removed.



New Village Green play area



# Placemaking Delivery

	Already provided	2022	2023	2024
Delivery of Infrastructure, green spaces and buildings	Mindenhurst road now open to public	New public house (Opened spring 2022)	Loop road open to service new land parcels	New Care Home open
	New neighbourhood Village green and play areas open	Trivselhus dwellings available for sale	Formal Park open	Offsite road junction improvements completed
	Cycle Route: Frimley Lock open	Cala scheme complete	New Church Hall open	Frimley Green Rd junction improvements completed
	Cycle Route: Frith Hill open	Bovis dwelling sales ongoing	St Barbara's church refurbished	New Sports Hub including pavilion and pitches available
	Central SANGS open	Green Swathe.	ANGST around Sergeants Mess/Parcel X.	New community allotments provided
	New Primary school and Nursery complete and transferred to SCC		Sergeant Mess / Parcel X cycle route from DBR	Deepcut Bridge Rd upgrade complete
	Northern access roundabout and Maultway roundabout completed.		New Food Store open	Three new village centre shops open
	Deepcut Bridge Road railway bridge upgraded		Southern SANG open (Part only)	Southern SANG complete.
	Steps to canal open		HQ Building dwellings available for sale	
Land Parcel Sales	<b>Parcels Sold and under construction</b>	<b>New parcels brought to the market</b>		
	Parcel M Cala – Total dwellings 215 of which Circa 200 are either Sold or Under offer	Land parcels for new residential - maximum 756 dwellings.		
	Parcel A Bovis – Total dwellings 127 of which 18 are either Sold or Under offer..	Retained buildings to be developed in line with detailed planning permission – 66 dwellings.		
	Parcel E Trivselhus – Total dwellings 21 of which 20 are either Sold or Under offer.			
	Public House - Hall & Woodhouse			
	HQ Building – 15 dwellings			
	<b>Parcels under negotiation</b>			
	New Food Store			

# Future Marketing Programme

Tranche	Land Parcels	Maximum dwelling numbers	Date when released to market
Tranche 8	Parcels C,D & Village Centre and I &J	243 new build	January 2022
Tranche 9	Parcels L, N, F and T&P	246 new build	March 2022
Tranche 10	Sergeants Mess and Parcel X	45 new build and 33 within existing building	Summer 2022
Tranche 11	Officers Mess	33 within existing building	Autumn 2022
Tranche 12	Parcel R,S&V	222 new build	Autumn 2022

## Further Information

Please visit the property website [www.avisonyoung.co.uk/Tranche10-Mindenhurst](http://www.avisonyoung.co.uk/Tranche10-Mindenhurst) and fill in your details to access further information that includes:-

- Technical due diligence
- Planning and legal information

## Viewing

Formal site inspections will be held through escorted viewing days only, if you wish to attend one of these viewings, please use the contact details provided.

**Please note that due to existing MOD occupation, unescorted viewings of the site, on foot or in a vehicle, are strictly forbidden on security grounds.**

## Tender Process

Unconditional offers are being invited for the Parcels on a combined basis by **12 Noon Tuesday 6th September 2022.**

All bids should be submitted on the bid proforma available on request from Avison Young, please use the contact details provided to request one should you intend to bid for the site.

Bids should be emailed to Barney Hillsdon – [barney.hillsdon@avisonyoung.com](mailto:barney.hillsdon@avisonyoung.com)

## VAT

All offers to be exclusive of VAT.

## For further information, please contact

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