

FOR SALE

Residential Development Opportunity

Former Portesbery School / Hillside Centre, Portesbery Road, Camberley GU15 3SZ



- Favoured location
- Allocated in emerging Local Plan for 36 dwellings under Policy HA1/09
- Please note photographs were taken in 2023 – buildings now in the process of being demolished

FOR SALE Residential Development Opportunity

Former Portesbery School and Hillside Centre, Portesbery Road, Camberley, GU15 3SZ



Opportunity

The property offers a number of development options subject to planning with residential use considered most appropriate in this location. An initial feasibility study carried out by MH Architects for Surrey Heath Borough Council indicates that the property would be suitable for a development of approximately 36 units comprising 8 x apartments and 26 x 2, 3 and 4 bed houses.

Location

Camberley lies approximately 30 miles southwest of central London between the M3 and M4 motorways and close to the borders of both Hampshire and Berkshire.

The property is located off Portesbery Road, a principally residential road, close to the high street, mainline train station and Camberley theatre. Within walking distance there is Camberley Mall (over 90 retail stores) and 'The Atrium' a mixed-use development, west of Park Street, with residential, leisure, food and beverage and retail facilities, as well as a 900-space car park. The proximity to the town centre core and station makes this a highly sustainable and attractive location for residential use.

Description

The property comprises the site of the former Portesbery School and former residential care home known as Hillside which were constructed in the 1970s and are currently being demolished.

The property occupies an attractive and elevated position within woodland and enjoys views over Camberley Park and the surrounding area. In total, the site extends to 1.18 hectares (2.916 acres) approximately

Tenure

The freehold interest in the property is being offered with vacant possession

Planning

The property lies within the Settlement Boundary and has a draft allocation within the Regulation 19 version of the emerging Local Plan for 36 net units (see page 57 of the Plan). The property is also within the Town Centre Area Action Plan 2014 and lies beyond the 400-metre buffer zone of the Thames Basin Heaths Special Protection Area. The property is not located within a Conservation Area or affected by a Tree Preservation Order to our knowledge.

Services

The Data Room contains detailed information regarding the availability of services.

Method of Sale

The property is available as a whole and offers are invited for the freehold interest in the property on either an unconditional or subject to planning basis.

Data Room

Please contact julie.mills@brutonknowles.co.uk for access to the Data Room.

Form of Bids

Initial bids are to be submitted to the marketing agent on or before 19 June 2026 using the Bidding Proforma contained within the Data Room which encourages both unconditional and subject to planning offers.

Bids made on a subject to planning basis will be required to include a layout plan and schedule of accommodation setting out the Net Sales Area (NSA) and types of units proposed.

Both overage and clawback mechanism will apply.

Viewings

Viewings are strictly by appointment only. It is envisaged that a number of viewing days will be held. Contact julie.mills@brutonknowles.co.uk if interested

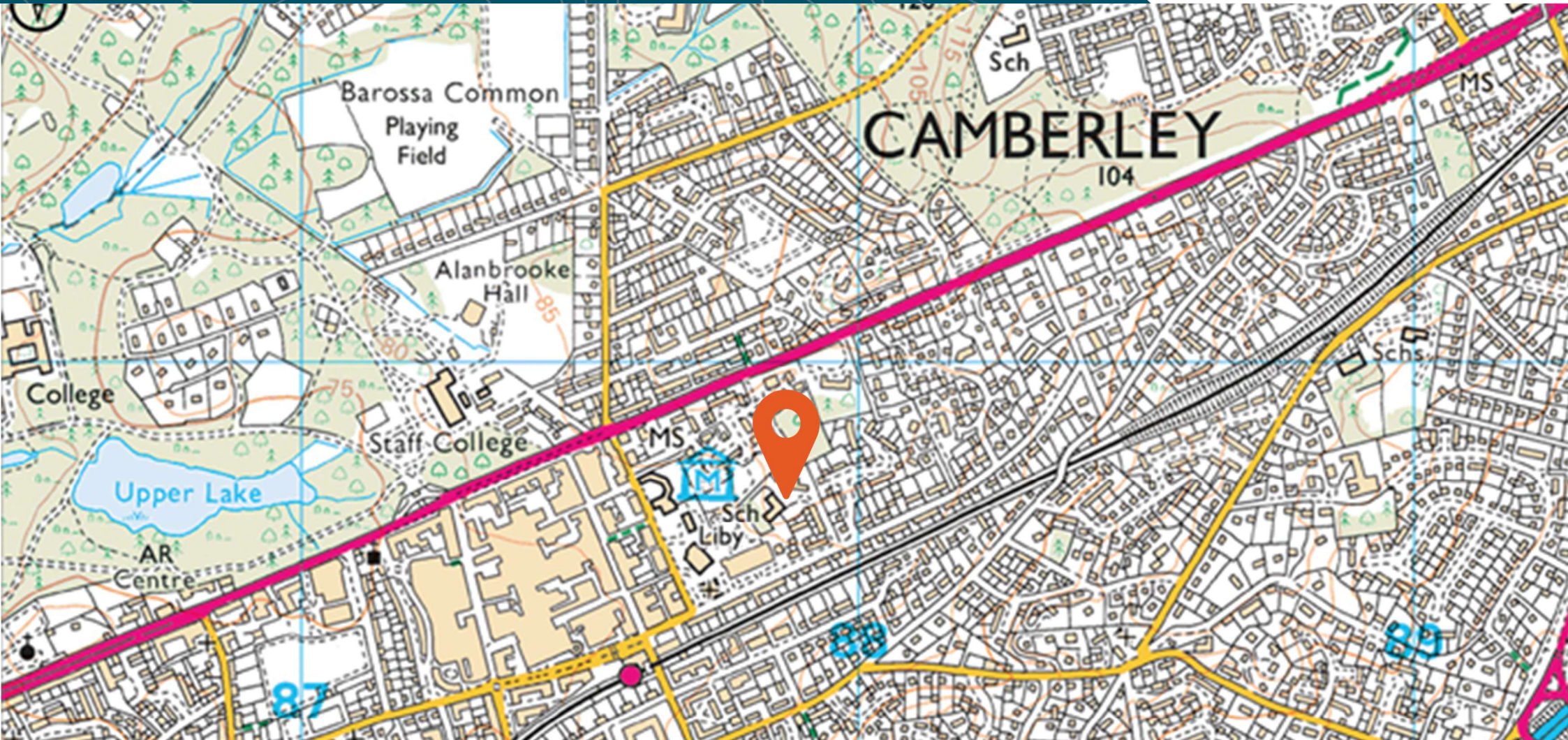


Subject to Contract – May 2026

Please note that photographs within all marketing material were taken in 2023. The buildings are currently being demolished

FOR SALE  what3words [beauty.swells.shrugging](https://www.what3words.com/beauty.swells.shrugging)

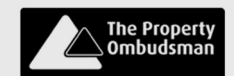
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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