

SOUTH EAST DEVELOPMENT GUILDFORD



SAVILLS DEVELOPMENT 2025 DEALS

The Savills Guildford Development team transacted on 8 deals with capacity for 282 units with a total land value of £47 million.

Unlocking the best value at every stage of your development lifecycle.



KILNWOOD VALE

Date	Q4 2025
Location	Horsham, West Sussex
Existing Use	Greenfield land
Size	4.26 hectares (10.53 acres)
Summary	A serviced parcel with detailed planning permission for 182 homes (30% affordable). The site is part of Kilnwood Vale - a new village scheme of 2,500 homes located between Crawley and Horsham. Delivery had been stalled by Water Neutrality. This site was the first phase to achieve reserved matters since Natural England's position statement in September 2021.



CARTREF

Date	Q3 2025
Location	Weybridge, Surrey
Existing Use	Residential dwelling
Size	0.65 hectares (1.59 acres)
Summary	A single house located on a good-sized plot with scope to significantly increase density.



HYMAN FINE HOUSE

Date	Q1 2025
Location	Brighton, East Sussex
Existing Use	Former care home
Size	0.12 hectares (0.30 acres)
Summary	A vacant former care home which required repair and modernisation before it could be returned to operational use.



MILLFIELDS FARM

Date	Q3 2025
Location	Rusper, West Sussex
Existing Use	Farm buildings and paddock land
Size	3.37 hectares (8.32 acres)
Summary	A mixed brownfield and greenfield site located on the settlement boundary. Sold with planning permission for 43 homes.



SQUARE FIELD

Date	Q4 2025
Location	Petworth, West Sussex
Existing Use	Grazing land
Size	1.31 hectares (3.20 acres)
Summary	A greenfield site that was allocated in the Neighbourhood plan for at least 30 units.

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PILGRIMS HOUSE

Date	Q2 2025
Location	Brighton, East Sussex
Existing Use	Residential institution
Size	0.25 hectares (0.62 acres)
Summary	A vacant care home in Brighton town centre, with potential for residential redevelopment.



KINGS ROAD

Date	Q4 2025
Location	Brighton, East Sussex
Existing Use	Student accommodation
Size	0.06 hectares (0.15 acres)
Summary	Student accommodation with development potential to convert into multiple dwellings, subject to securing the necessary consents.



GLADSTONE PLACE

Date	Q3 2025
Location	Brighton, East Sussex
Existing Use	Storage and distribution/offices
Size	0.16 hectares (0.40 acres)
Summary	Existing purpose-built warehouses with potential for residential development, subject to securing the necessary consents.

SAVILLS GUILDFORD DEVELOPMENT 2025 TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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