



CREST  
NICHOLSON



BRIGHTWELLS  
Farnham  
YARD

[brightwellsyard.com](http://brightwellsyard.com)



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# welcome

to Brightwells Yard

**Life is better when you are connected to the things you love**

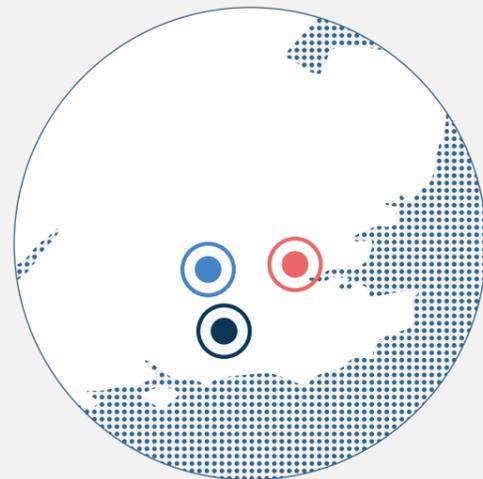
Brightwells Yard is a vibrant lifestyle destination in the heart of Farnham. Part of a multi-million pound regeneration project, this mixed-use scheme will breathe new life into the town centre with a new 25-unit shopping centre, six-screen cinema, cafes, bars, restaurants, open space and 400 car parking spaces split between two public car parks. The wider development will also deliver 240 new homes.



# Location

Brightwells Yard is in a prime location, within walking distance of the town's main attractions and benefiting from excellent transport connections to the wider area.

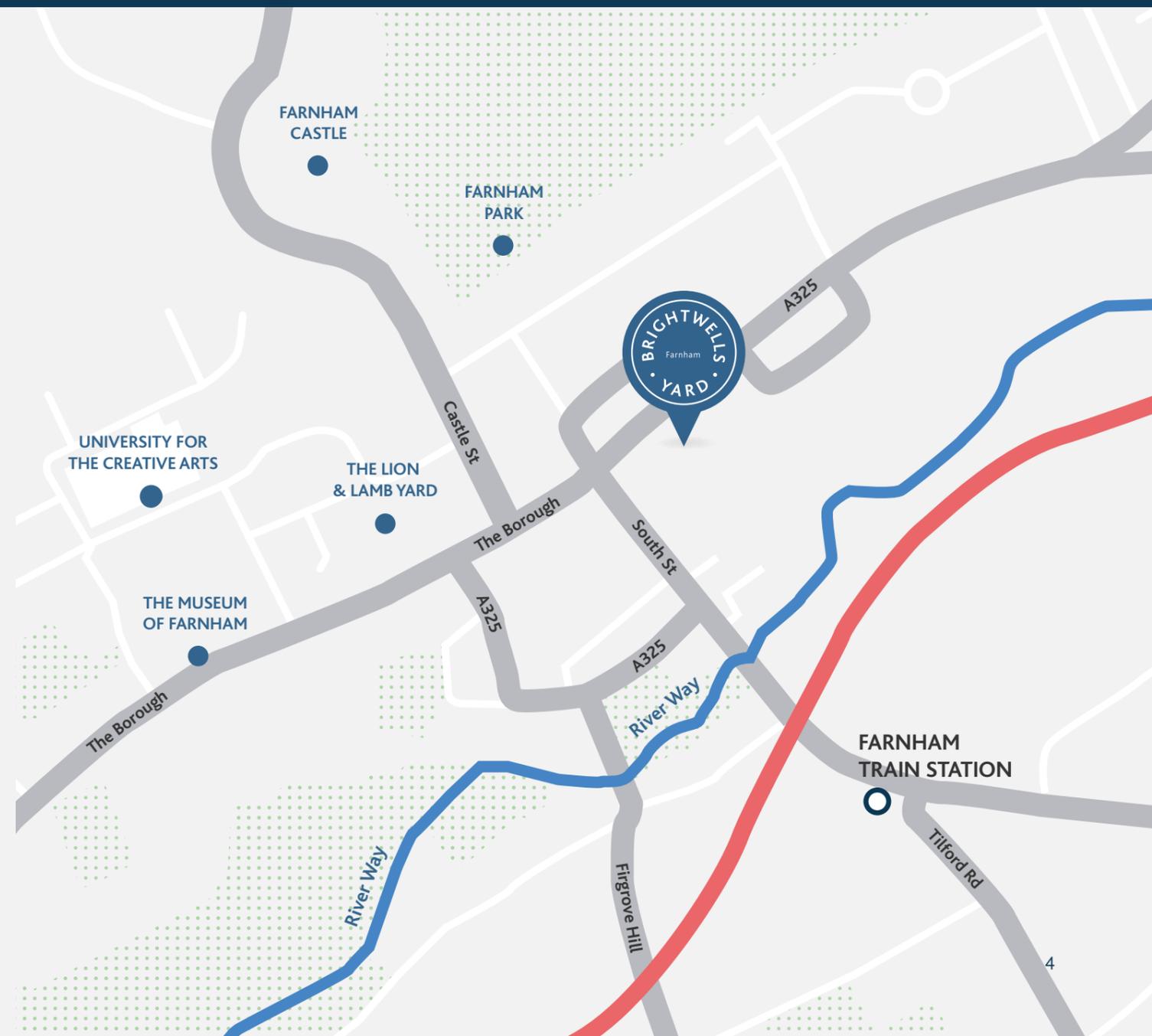
The town is easily accessible by road; the A31 is within easy reach and connects to the M3 and M25. Both Heathrow Airport and Gatwick Airport are less than an hour away by car and central London can be reached in approximately one hour 15 minutes. Farnham station also offers direct links to London, with services running every half an hour and a journey time of approximately one hour to London Waterloo.



### Region

Farnham is in a prime location, with the M3 and M27 easily accessible and Farnham station offering regular connections to central London.

● London   ● Farnham   ● Basingstoke



# Connectivity & Catchment

Brightwells Yard is in the heart of Farnham town centre and benefits from a wide array of local amenities.

There are a number of attractions within the town centre that bring people to the area, from the picture-perfect Georgian architecture and magnificent 12th century castle to entertainment venues, stunning parkland and green open space. The bustling High Street is at the heart of all this, home to a variety of shops, restaurants and pubs. It's also the backdrop to regular community events such as the monthly farmers' market and annual food festival, which attracts over 15,000 visitors from far and wide. The close proximity to the Surrey Hills Area of Outstanding Natural Beauty also makes Farnham a popular tourist destination. As well as being within easy reach of some of the south's finest countryside.

**32%**  
average earning above national standard

**54%**  
of households own two cars - above national average

**13%**  
above average per capita retail spend

**72k**  
people in the consumer base - above average for the town size

**x2**  
the number of adults in AB social group (42%) compared to average

**34.5**  
miles southwest of London





# Be inspired

With a population of almost 40,000 people, a thriving business scene, excellent transport connections and plenty of historic and modern attractions to admire, Farnham regularly brings in new visitors, residents and businesses.

It's a town that has the best of everything, mixing traditional charm and character with modern amenities. It's also a place that has a real entrepreneurial spirit, which is reflected in the bustling town centre and its eclectic mix of start-ups, independents and national retailers. West Street, Castle Street and The Lion & Lamb Yard shopping centre all boast an array of businesses selling everything from clothing and accessories to artisanal food and drink. As well as championing local brands, the town centre is also home to a number of big names such as Oliver Bonas, Waterstones and Waitrose.

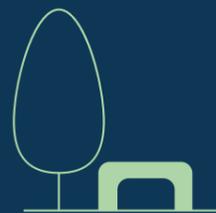


Computer generated images are indicative only.

# Be in good company

As well as offering plenty of indoor facilities including **Reel Cinema**, there will also be ample outdoor space to enjoy and footpaths leading out to the town centre and down to the River Wey. The main outdoor attraction will be the new town square and gardens, which will accommodate up to 5,000 people and will be the perfect setting for al fresco dining, socialising, community events, festivals and farmers' markets.

While this development will be a new addition to the town, it has been thoughtfully designed to complement the surrounding area.



**1**  
town square



**25**  
shops



**8**  
restaurants



**6**  
screen cinema



Computer generated images are indicative only.

The town square will be brought to life using materials that match the local vernacular, and the restoration of the original Grade II listed Brightwell House will be a fantastic reminder of the town's deep heritage. This impressive landmark, which was built in the 1790s, will be restored to its former glory and transformed into an amazing all-day dining venue. This combined with the new leisure facilities, growing business community and wonderful outdoor spaces will make Brightwells Yard the ultimate destination for people to work, live and play.



25-unit shopping centre, a six-screen cinema, cafés, bars, restaurants, open space, 240 new homes and a multi-level car park.

“We are delighted to be part of Brightwells Yard, and are excited to deliver a new state of the art 6 screen cinema to this fantastic development!”



Reel Cinema





Masterplan



# Accommodation Schedule

UNITS	BUILDING	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL FLOOR AREA
<b>RETAIL</b>				
1a	D20	4315	-	4315
1b	D20	4072	-	4072
1c	D20	5836	-	5836
3	D21	825	-	825
4	D21	1,054	-	1,054
5	D21	1,026	-	1,026
6	D21	-	1,974	1,974
7	D21	-	1,544	1,544
8	D1/D14	964	-	964
9	D1/D14	2,776	-	2,776
9a	D1/D14	1,509	-	1,509
10/10a	D1/D14	1,423	1,332	2,755
11	D1/D14	1,675	1,466	3,141
12	D1/D14	1,637	1,531	3,168
13	D1/D14	1,947	1,989	3,936
14	D6	2,026	2,206	4,232
15	D6	1,117	1,379	2,496
16	D6	1,597	1,984	3,581
17	D6	997	-	997
18	D6	1,148	-	1,148
19	D6	950	-	950
20	D6	1,027	-	1,027
21	D6	984	-	984
22	D6	1,603	-	1,603
23	D6	1,813	-	1,813
24	D6	1,526	-	1,526
MSU1	D20	4,505	4,601	9,106

UNITS	BUILDING	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL FLOOR AREA
<b>RESTAURANT AND LEISURE</b>				
RU1/ RU2	D12	4,725	3,447	8,172
RU3	D8	1,400	1,512	2,912
RU3A	D8	'Ent'	4,000	4,000
RU4	D8	1,841	-	1,841
RU5	D8	2,373	1,710	4,083
RU6	D8	1,692	1,661	3,353
RU7	D4a	3,315	-	3,315
RU8	D8	1,778	750	2,538

\*All areas taken off plan and are on a GIA basis – subject to onsite verification\*

# Contact



## Contact

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Correct as of February 2023

