



**Abbeyfield**  
**Southern Oaks**

## **Abbeyfield Southern Oaks**

7 West Street, Ewell  
Epsom, KT17 1UZ

**T:** 020 83940050

**E:** [admin@abbeyfieldsouthernnoaks.org](mailto:admin@abbeyfieldsouthernnoaks.org)

**W:** [www.abbeyfieldsouthernnoaks.org](http://www.abbeyfieldsouthernnoaks.org)

17 November 2017

Dear Neighbour,

I am writing to update you regarding the progress we are making with our new development in Old Schools Lane, Ewell.

As you will already be aware, Abbeyfield Southern Oaks was granted planning permission in 2016 for a development that will deliver two major local benefits: for the local sporting community, a refurbished set of sports pitches and a new sports pavilion, and for older people, an independent living community comprising sixty (one and two-bedroom) flats over three floors, and a range of supporting community facilities. Thirty of the flats will be for sale and thirty for rent (including 24 rental flats let in co-operation with Epsom and Ewell Borough Council), mainly to individuals over the age of 65 with some need for care. The new development is going to be called Nonsuch Abbeyfield.

Since receiving planning permission, we have been hard at work refining our development plans, selecting a contractor and negotiating terms of the financing facilities needed to fund the development. Details are also being finalised with the Local Authority and our sporting partner. We currently expect to start some demolition works on site on 28 November 2017 and begin construction work at some date in the first half of December. We aim to open the new community to residents in the second half of 2019, and our sporting partner, Epsom Sports Club intends that sporting activities will resume towards the end of 2018.

Our building contractor is writing separately to you regarding the practicalities of its construction schedule.

We will be developing the Nonsuch Abbeyfield web site and other marketing materials over the next few months. Once these are available we will write again with further details, including the name and contact details of our marketing agent.

We are a member of The Abbeyfield Society  
Royal Patron HRH The Prince of Wales

---

Registered Charity No. 247308; Home and Communities Agency (HCA) No. H1185; Company No. 734705

Registered Office: The Old House Epsom Road Ewell Surrey KT17 1JZ  
VAT NO: 275 1807 90 Registered in England and Wales

As is the case with all Abbeyfield properties, we have started to build the team of local volunteers that will be needed to establish and build the community ethos that will make Nonsuch Abbeyfield a special place to live. Leading this group is Dr. Andrew Hoy, a resident of Old Schools Lane. If you are interested in helping recruit and lead this new team of volunteers, please contact our office (see below).

I will stay in contact with you by delivering regular updates at critical points of the project. If you would prefer to receive this information electronically please provide us with an email address, which we will only use for this purpose. In the meantime, please feel free to contact either Abbeyfield or Epsom Sports Club members of our team via:

Abbeyfield Southern Oaks                      [admin@abbeyfieldsouthernoaks.org](mailto:admin@abbeyfieldsouthernoaks.org)

0208 394 0050

Epsom Sports Club                              [sarah.white@epsomsportsclub.co.uk](mailto:sarah.white@epsomsportsclub.co.uk)

01372 722487

We are committed to doing everything practical to minimise the impact of the construction effort. I look forward to working with all our new neighbours in Old Schools Lane and across the Borough in the coming months and years.

With best wishes

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Walker', with a horizontal line drawn underneath it.

Graham Walker  
Chairman