



HOME FARM, COUCHMAN GREEN LANE, STAPLEHURST,
TONBRIDGE, KENT TN12 0RU



**Lambert
& Foster**

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Land at Home Farm (Sites A and B) as identified on the Policies Map, is allocated for the development of approximately 49 dwellings at an average density of 30dph. Situated in a favoured location on the edge of popular Wealden Village.

Located within the Cranbrook School Catchment Area

GUIDE PRICE £6,500,000 FREEHOLD



LOCATION

The site is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

MAINLINE RAILWAY SERVICES

Fast and frequent services running to London Charing Cross and Cannon Street from Staplehurst and Headcorn Stations. Eurostar trains are available from Ashford International. A High Speed link runs from Ashford to London St Pancras in about 37 minutes.

MOTORWAY LINKS

The M25 via the A21 can be accessed at Junction 5 and the M20 at Junction 8, both providing direct links to Gatwick and Heathrow Airport and other motorway networks.

SCHOOLS

The site is within the favoured Cranbrook School Catchment Area and there are an excellent range of schools in both the State and Private sectors at both Primary and Secondary levels.

AMENITIES

Staplehurst benefits from sport and outdoor sports facilities including its own cricket and tennis clubs, as well as a golf club. For days out, there are the beautiful gardens at Sissinghurst, famously created by the poet Vita Sackville-West, as well as Marden and Wimpey Fields nature reserves close by.

DESCRIPTION

The site comprises two parcels of land, the main, Site A, to the north of Headcorn Road and east of Pile Lane and a smaller Site B to the north of Pile Lane and west of Couchman Green Lane. The two parcels of land shall be the subject of a single masterplan that provides an appropriate distribution of built development and open space having regard to the following guidelines.

- Development of Site A shall be set back from Headcorn Road and be designed to respect its rural character.
- The north eastern section of Site A and the entirety of Site B will be built at a lower density and incorporate landscaping buffers in order to reflect the settlement edge location and to preserve the rural lane character of both Pile Lane and Sweetlands Lane.
- Development along the eastern boundary of Site A should be sited and designed to ensure an appropriate relationship with neighbouring commercial uses, such that the amenity of future residents is acceptable and so that the ongoing commercial viability of the commercial land to the east is not prejudiced.

Vehicular access to Site A shall be via Headcorn Road, with the junction designed to minimise loss of existing hedgerow. There shall be no vehicular access from Site A to either Pile Lane or Sweetlands Lane. Vehicular access from Site B shall be located so as to minimise hedgerow loss. The developer shall liaise with KCC Highways regarding any measures necessary to manage through traffic/rat running, including consideration the cumulative effect of developments on the A229 corridor and mitigations will be required to address this.

The original farmhouse and barn offer potential for further development on the site and subject to necessary planning permissions could be refurbished and converted or redeveloped to provide further residential consents.



PLANNING

POLICY LPRSA114
LAND AT HOME FARM,
STAPLEHURST has been allocated for 49 dwellings in the Maidstone Local Plan Review 2021-2038.

23/502771/OUT | Outline Application for demolition of existing kennels, hardstandings and associated buildings and removal of dog track. Erection of up to 61no. dwellings comprising 51no. on site A, with new access from Headcorn Road, and 10no. on Site B, with new access from Couchman Green Lane (All matters reserved except for access). | Home Farm Couchman Green Lane Staplehurst Kent TN12 0RU. This application was refused on the 17th November 2023. The decision notice can be viewed on the Maidstone Borough Council website.

The landowners have been in consultation with Maidstone Borough Council about a revised planning application but now think this is the time to partner up with a developer or promoter.

Utilities Infrastructure

The applicant is to demonstrate that adequate connections to the nearest points of the network are achievable and that adequate capacity exists/can be created for all utilities.





VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325.
Tim.duncan@lambertandfoster.co.uk

TENURE: The freehold of the entire site including the Farmhouse and barn is being sold with Vacant Possession on completion. The Land Registry Title number is K986278.

LOCAL AUTHORITY: Maidstone Borough Council (Tel:01622 602000)
 Maidstone House, King Street, Maidstone, ME14 6JQ. <https://maidstone.gov.uk/>

DATA PACK: A full planning pack can be sent on request or planning information can be downloaded from the Maidstone Borough Council website.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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