



125

— YEARS OF —

**Lambert
& Foster**



RESIDENTIAL DEVELOPMENT OPPORTUNITY

CAPEL GRANGE FARM, FIVE OAK GREEN,
TONBRIDGE, KENT TN12 6QX



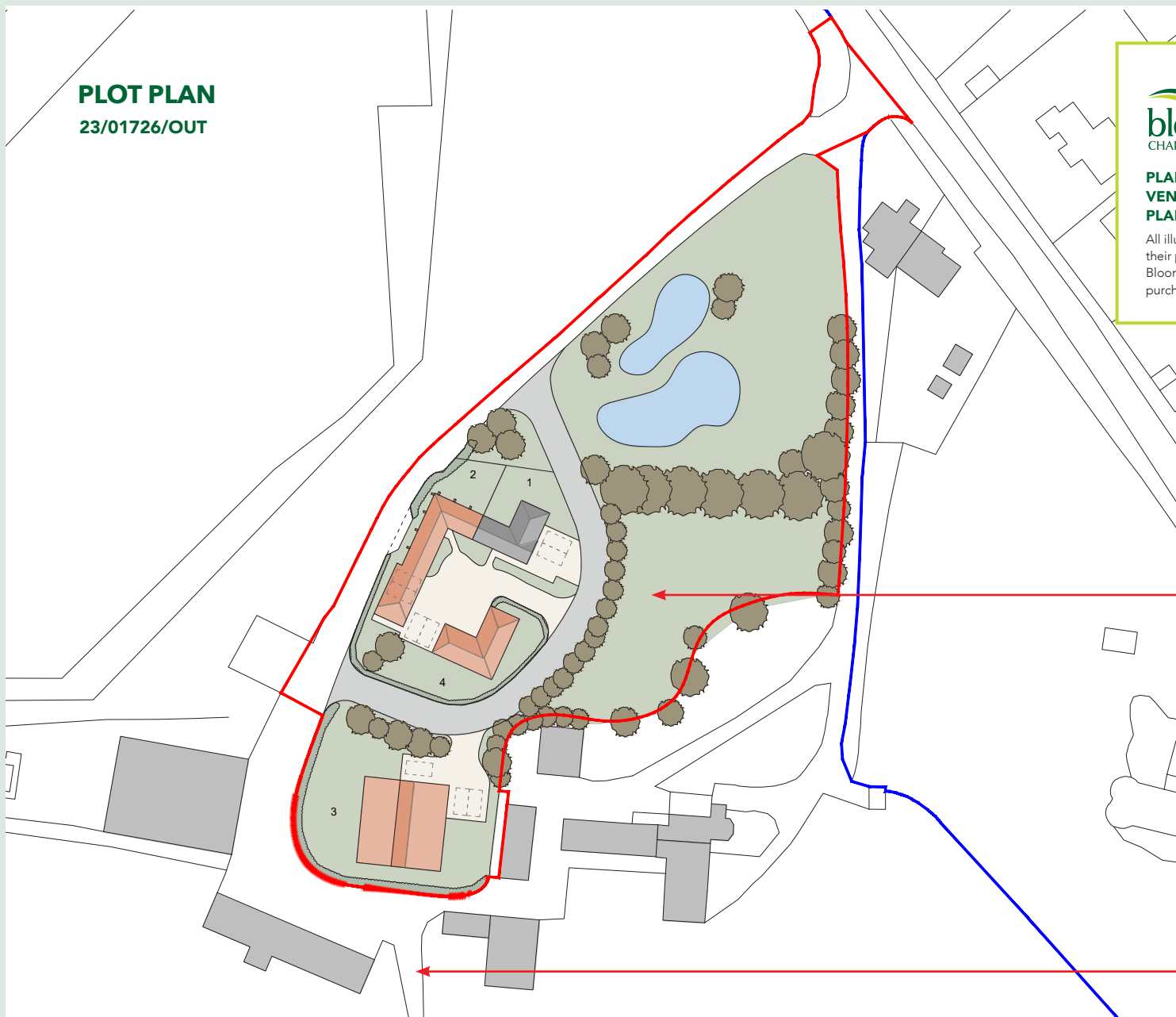
**Lambert
& Foster**

PLOT PLAN
23/01726/OUT



**PLANNING CONSENT WAS OBTAINED FOR THE
VENDOR BY BLOOMFIELDS CHARTERED TOWN
PLANNERS**

All illustrations are included in the sales particulars, with their permission. A copyright licence will be provided by Bloomfields Chartered Town Planners in favour of the purchaser, prior to exchange of contracts.



23/01726/OUT

24/02611/PNOCLA

PADDOCK WOOD MAINLINE RAILWAY STATION 1.5 MILES | TONBRIDGE 4.8 MILES | ROYAL TUNBRIDGE WELLS 6.2 MILES

RESIDENTIAL DEVELOPMENT OPPORTUNITY

CAPEL GRANGE FARM, FIVE OAK GREEN, TONBRIDGE, KENT TN12 6QX

Former farmyard and range of buildings with outline planning permission and prior approval for 6 dwellings.

GUIDE PRICE £1,250,000 FREEHOLD



LOCATION

Capel Grange Farm is located on the edge of the rural village of Five Oak Green some 1.5 miles west of the expanding town of Paddock Wood. Paddock Wood has a mainline railway station with frequent services to central London in under an hour. Tonbridge (4.8 miles) and Tunbridge Wells (6.2 miles) offer a more extensive social, educational and recreational amenities including a number of highly regarded schools in the state and private sector. The A21 is accessible at Tonbridge with its convenient connections to the M25 and national motorway network some 20 minutes driving time to the north via the A21.

DESCRIPTION

The site is consented as a result of two separate planning permissions summarised below:

In February 2024 (TW/23/01726/OUT) outline permission was granted for the erection of conversion of 4 dwellings from the former farmyard.

In December 2024, a further planning consent (TW/24/02611/PNQCLA) was approved for the Change of Use of a former cold store from agricultural use to two dwelling houses.

The site plans relating to both consents are included in this sales brochure. The proposed developments can be summarised as follows:

TW/23/01726/OUT

An indicative scheme was approved showing:

Units 1 & 2

An attached pair of single storey dwellings offering accommodation of;

Unit 1: 796 sq ft / 74 sq m.

Unit 2: 861 sq ft / 18 sq m.

Unit 3

Conversion of agricultural building to the south on two floors a 4 bedroom dwelling 3,773 sq ft / 332 sq m.

Unit 4

An L-shaped single storey dwelling 1,001 sq ft / 93 sq m.

23/01726/OUT



Proposed South Elevation



Proposed North Elevation



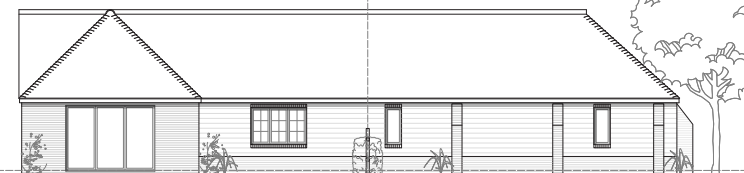
Proposed East Elevation



Proposed West Elevation



Unit 4 Indicative Elevation



Unit 1 Indicative Elevation

Unit 2 Indicative Elevation

TW/24/02611/PNQCLA

The approved development is the conversion of a former cold store unit to an attached pair of single storey, 2 bedroom dwellings

Unit 1 663 sq ft / 61.60 sq m

Unit 2 669 sq ft / 62.10 sq m.

These will form part of a larger building.

The timetable for implementation and completion of the planning permissions are noted below:

Ref 23/01726:

Application of reserved matters to be made within 3 years from the date of the permission (2nd February 2024) and the development to begin within 2 years from the date of approval of the last reserved matter.

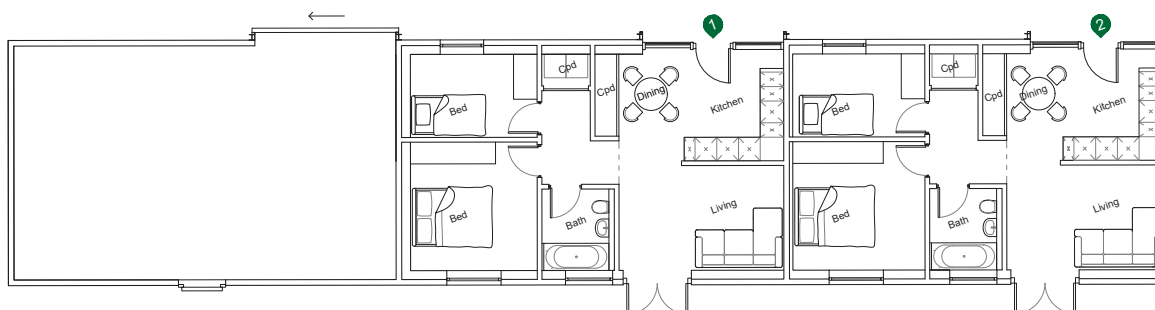
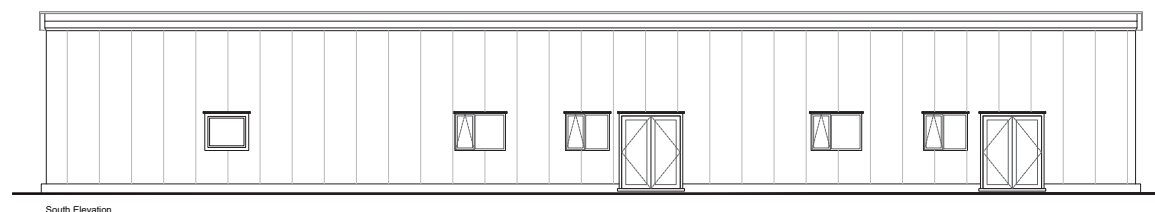
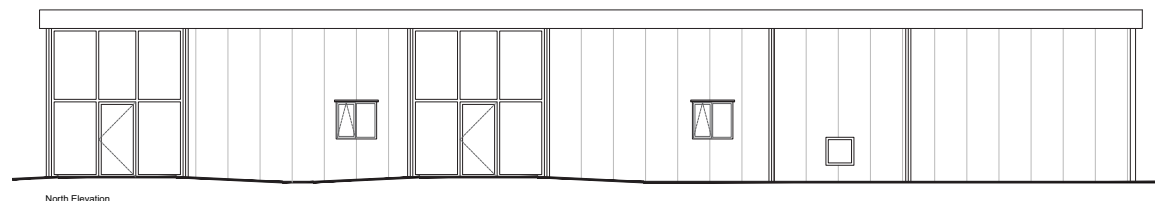
Ref 24/02611:

This was granted under the Class Q procedures and therefore the development would need to be completed and occupied within 3 years of the date of consent being 6th December 2024.

NOTE: The farm buildings forming part of the 2023 planning permission previously benefited from an alternative consent Ref 21/03422/FUL. This permission was considered to be extant and granted by the planning authority on 17th December 2024 but shall be an alternative to the 2023 permission and should one of the permissions be implemented, the others shall not be implemented. Further information on the 2021 consent (21/03422) are available on request.

The general setting of the yard is adjacent to residential homes to be retained by the vendor and a substantial steel portal frame store which could, subject to negotiations, form part of the land to be sold. The land to the west forms part of a larger established solar farm.

24/02611/PNQCLA



ACCESS

The vendors will retain the freehold to the access road granting appropriate rights of way. The driveway provides access to the vendor's residential properties, the remaining areas of the farmyard and an adjacent solar scheme located on adjacent land to the west. The buyers will be granted any necessary rights of access and required easements/wayleaves subject to agreeing shares in future maintenance and repair provisions.

VIEWINGS: Strictly by appointment with Lambert & Foster's Paddock Wood office on 01892 832325 Option 3. Contact Alan Mummery or Will Jex.

DIRECTIONS: what3words location is pines.haggle.difficult or Postcode TN12 6QX

METHOD OF SALE: Unconditional offers are invited for the freehold interest.

SERVICES: The site adjoins established residential properties so mains water, electricity and drainage are available adjacent to the site. Purchasers should, however, rely on their own enquiries as to the suitability and availability of local connections.

MOBILE AND INTERNET: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

DATA PACK: A full data pack will be sent on request, or planning information can be downloaded from the Tunbridge Wells Borough Council website. Planning permission was obtained by Lambert & Foster's in-house Chartered Town Planners, Bloomfields.

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

PLANNING

Local Authority is Tunbridge Wells Borough Council (www.tunbridgewells.gov.uk/)

The relevant planning permissions granted by Tunbridge Wells Borough Council are listed below:

23/01726/OUT – Outline permission (all matters reserved), erection of up to 4 dwellings. Granted subject to conditions on 2nd February 2024.

Note: The vendors have discharged some of the planning conditions/reserved matters(including environmental) relating to this permission. Please contact the agents for more details.

24/02611/PNQCLA – Prior notification for the change of use of a building and land within curtilage from an agricultural use to Class C3 (2 dwelling houses and associated building operations). Granted subject to conditions on 6th December 2024.

Note: The alternative permission to consent 23/01726 is:

21/03422 – Change of use of conversion of agricultural buildings to form 3 separate dwellings.

The relevant planning permissions are available in a data pack available from the selling agents on request.

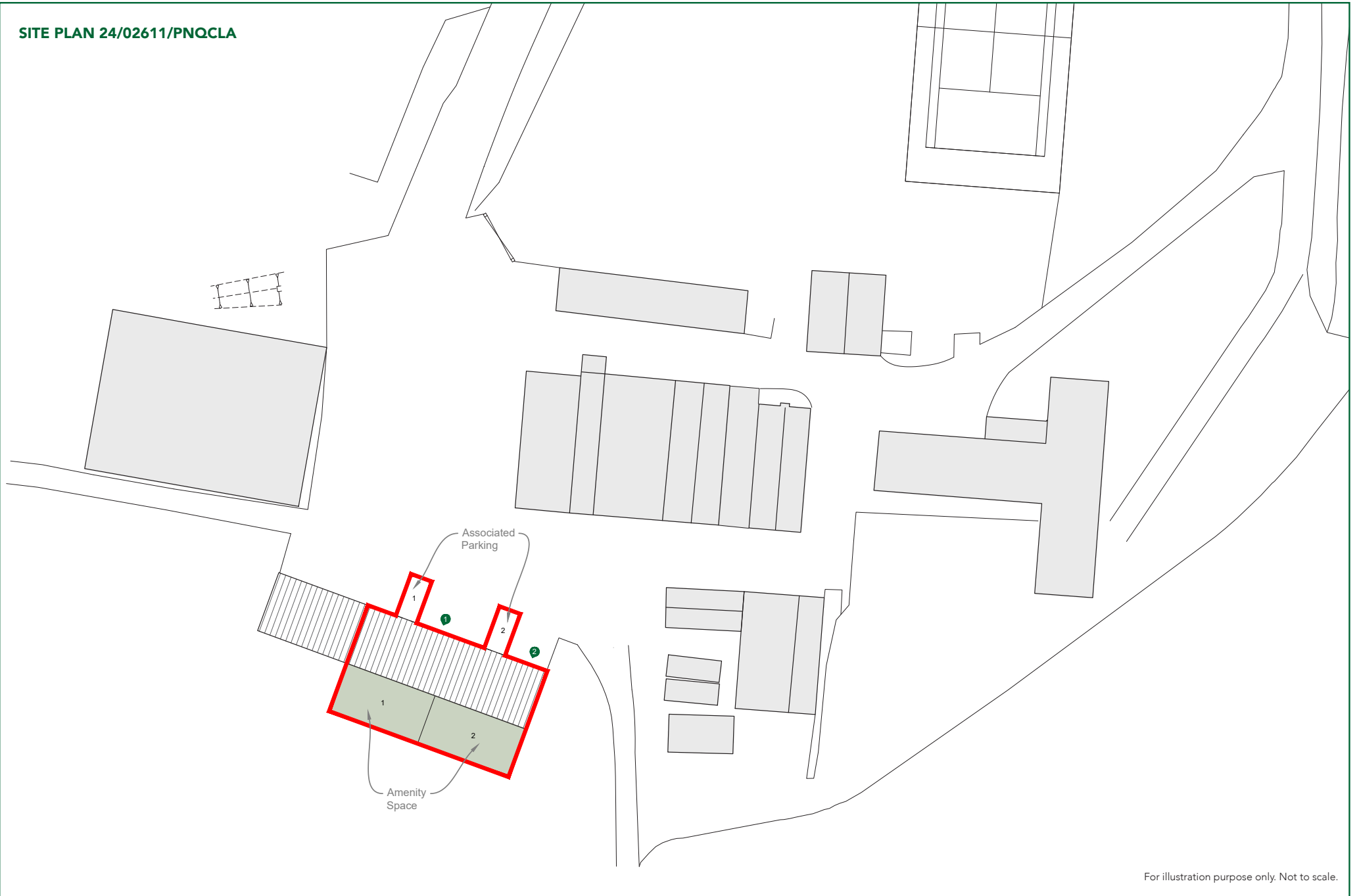
PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

SITE PLAN 24/02611/PNQCLA



For illustration purpose only. Not to scale.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS