



Cedarholme Orpington By Pass, Badgers Mount – TN14 7AG

Guide Price £750,000

est. 1828
bracketts



WIDE HEDGECROW

HILL PLOWERS NURSERY

PLANTING SCHEDULE

PLANTING SCHEDULE	NO.	NO.	DENSITY
REPLACE HEDGECROW AT BOUNDARY	20%	10-15	1000/HA
NEW PLANTING ALONG DRIVE	20%	10-15	1000/HA
NEW PLANTING ALONG FRONTAGE	20%	10-15	1000/HA
NEW PLANTING ALONG REAR BOUNDARY	20%	10-15	1000/HA
NEW PLANTING ALONG SIDE BOUNDARY	20%	10-15	1000/HA

NEW PLANTING SPECIFICATIONS

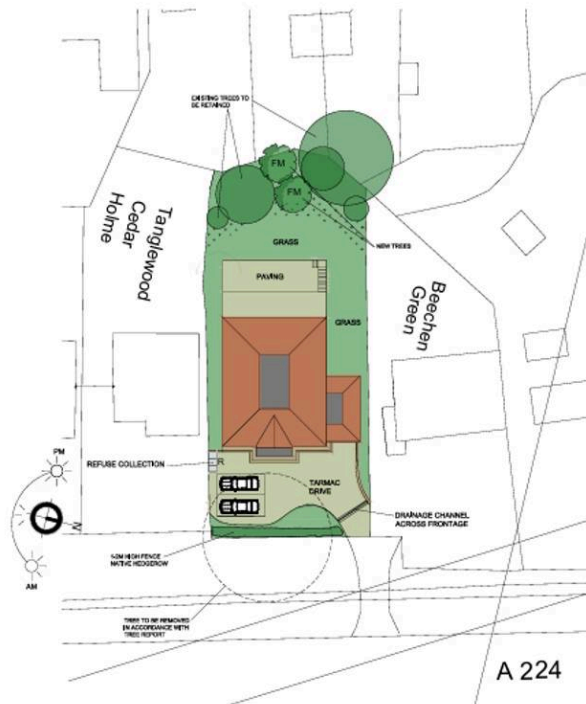
PLANTING TO BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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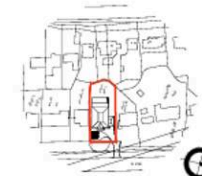
TREE PLANTING

TREES TO BE PLANTED ALONG WITH SUPPORT STAKES. HEIGHT TO BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



A 224

SITE LAYOUT PLAN AS PROPOSED SCALE 1:200



OS SITE LOCATION SCALE 1:1250 AS PROPOSED



MSD ARCHITECTS
 PROJECT: REPLACEMENT DWELLING
 BADGERS MOUNT
 SEVENOAKS
 TN14 7AG
 SCALE 1:1250, 1:500 & 1:250 @ A1
 LANDSCAPING PROPOSALS
 PURPOSE: PLANNING

SEVENOAKS
BADGERS MOUNT
ORPINGTON BY PASS
CEDAR HOLME

Development Opportunity with Full Planning Permission – Badgers Mount, Kent TN14 7AG

An exceptional opportunity to acquire a prime residential plot with full planning permission granted for the demolition of the existing two-bedroom detached bungalow and the construction of a substantial executive five-bedroom detached family home. Situated in the highly sought-after village of Badgers Mount, this unique development opportunity offers purchasers the chance to create a stunning contemporary residence extending across multiple levels and designed for modern family living.

The approved plans provide for an impressive home featuring five generous bedrooms, three bathrooms and a luxurious principal suite with a walk-in wardrobe. The ground floor has been thoughtfully designed around a large open-plan kitchen and dining area with expansive bi-fold doors opening onto an elevated terrace, creating a seamless connection between indoor and outdoor living. Additional accommodation includes a separate snug, study, utility room and cloakroom.

Planning permission has been granted by Sevenoaks District Council under reference 25/02982/FUL (Planning Portal Reference PP-14419114) for the demolition of the existing dwelling and construction of a replacement detached residence with associated landscaping.

A rare opportunity to secure a premium development site with planning permission already in place for an exceptional family home in a highly sought-after Kent location.





LANDSCAPING PROPOSALS

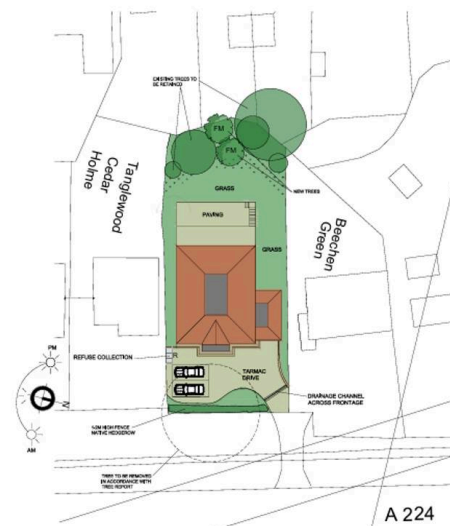


WILD-FLOWER MIX PLANTING

PLANT	QTY	SIZE	NOTES
Black-eyed Susan	10	18"	Plant in front of driveway
Coreopsis	10	18"	Plant in front of driveway
Golden Coneflower	10	18"	Plant in front of driveway
Red-top	10	18"	Plant in front of driveway
White-top	10	18"	Plant in front of driveway
Yellow-top	10	18"	Plant in front of driveway
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Tree Planting
 1x10' 1/2" DBH (10' H) 1/2" DBH (10' H) 1/2" DBH (10' H)
 1x10' 1/2" DBH (10' H) 1/2" DBH (10' H) 1/2" DBH (10' H)



SITE LAYOUT PLAN AS PROPOSED SCALE 1:200

NOTES:
 1. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.
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OS SITE LOCATION SCALE 1:1250 AS PROPOSED

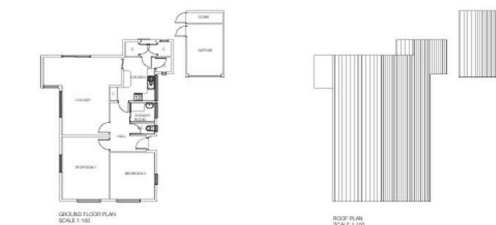
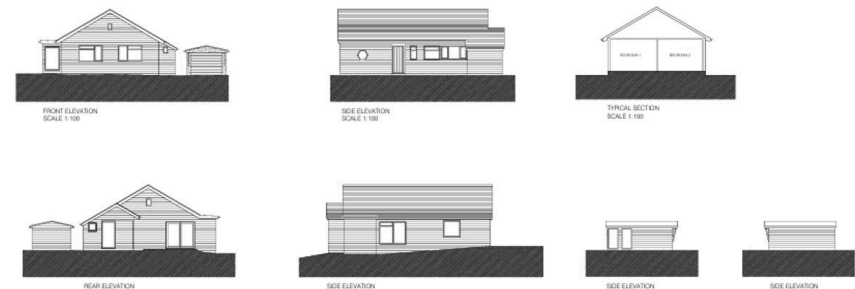
MSD ARCHITECTS

PROJECT: REPLACEMENT DWELLING CEDAR HOLME ORPINGTON BY PASS BADGERS MOUNT SEVENOAKS TN14 7AG

SCALE 1:1250, 1:500 & 1:250 @ A1 LANDSCAPING PROPOSALS

PURPOSE: PLANNING DATE: MAR 20 DWG NO: 1600 PC07

EXISTING PLANS



NOTES:
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MSD ARCHITECTS

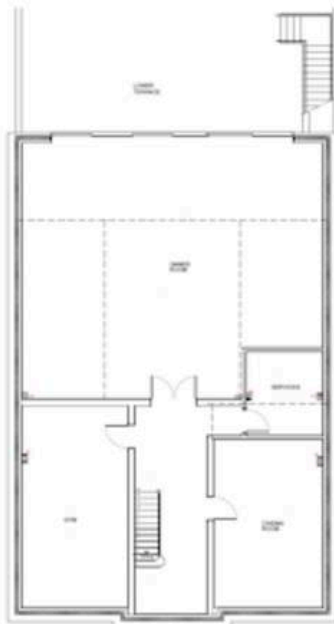
PROJECT: REPLACEMENT DWELLING CEDAR HOLME ORPINGTON BY PASS BADGERS MOUNT SEVENOAKS TN14 7AG

SCALE 1:100 @ A1 EXISTING PLANS

PURPOSE: PLANNING DATE: SEPT 25 DWG NO: 1600 P006

CEDAR HOLME ORPINGTON BY PASS BADGERS MOUNT SEVENOAKS

PROPOSED PLANS



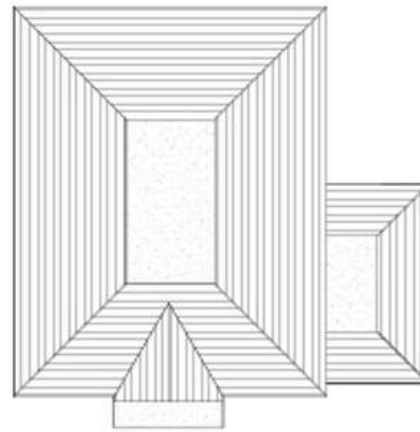
LOWER GROUND FLOOR PLAN
SCALE 1:100



UPPER GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



NOTES:

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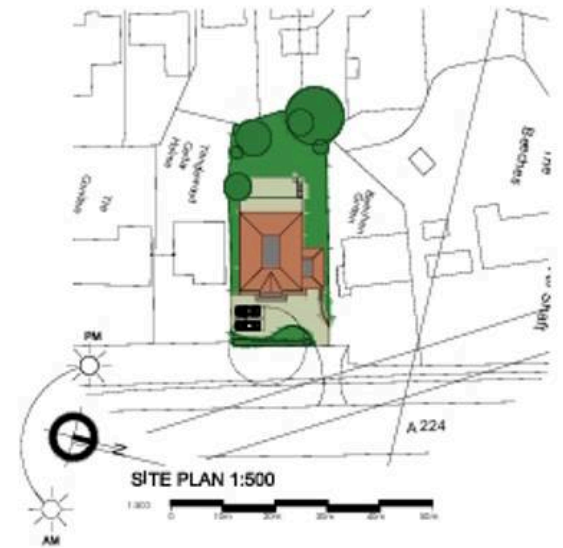
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MSD ARCHITECTS LTD. ARCHITECTS



SITE PLAN 1:500



RIBA CHARTERED ARCHITECTS
PLANNING BUILDING REGULATIONS LISTED BUILDINGS
THE OLD LIBRARY, 100-102, SOUTH ROAD, TUNBRIDGE WELLS, KENT, TN11 4JL
PROJECT: REPLACEMENT DWELLING
CEDAR HOLME
ORPINGTON BY PASS
BADGERS MOUNT
SEVENOAKS
TN14 7AG

SCALE 1:100 @ A1
PROPOSED PLANS & ELEVATIONS

PURPOSE: PLANNING
DATE: SEPT 25 DWG NO. 1600 P003B