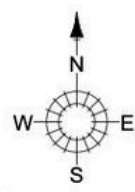
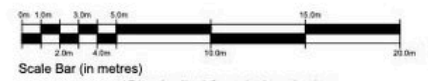




93.0m



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- *Plot 2 piled foundation design with an air gap beneath and retain as is (to allow breathability for the tree roots)
- * Plots 2, 3 & 4 Car Ports to be raft foundation to mitigate risk of damage to tree roots. As advised by St Aubyn Tree Consultancy
- *All plots to have box guttering with netting cover prevent build up of tree debris

Key

- Tree Removed
- Managed Landscape / BNG

G	Amended Following Planners Comments	NH	05.08.25
F	Plots 1 & 2 Amended	NH	NDT 29.07.25
E	Note added	NH	25.07.25
D	Updated Following Tree Officer Comments	NH	NDT 25.07.25
C	Minor Amendment	NH	16.07.25
B	Hatch Removed	NH	16.07.25
A	Planting Amended	NH	15.07.25
-	Original Issue	NH	NDT 15.07.25
REV.		BY	CH'K'D DATE

Taylor Roberts Ltd.
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Schedule of Accommodation
Plot 1 238 Sam

PROJECT: Redevelopment of Ingleside,
Ferbies, Speldhurst,
Tunbridge Well, Kent, TN3 0NS.

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A rare **development** opportunity to acquire a substantial residential building plot with full planning consent for the redevelopment of the existing property into four high-quality detached family homes, set within the sought-after village of Speldhurst, near Tunbridge Wells.

The approved scheme provides for the demolition of the existing dwelling and outbuildings and the construction of four individually designed detached houses, each extending to approximately 238–275 sq m (GIA), arranged as two dwellings fronting Ferbies and two facing Langton Road. The proposals include associated car ports, private gardens, new access arrangements and comprehensive landscaping.

Designed by Taylor Roberts Architects, the scheme has been carefully developed to reflect the local vernacular and High Weald character, incorporating traditional pitched roofs, brickwork, tile hanging and timber detailing. The development also delivers a minimum 10% biodiversity net gain, in line with current planning policy, alongside sustainability and energy-efficiency measures.

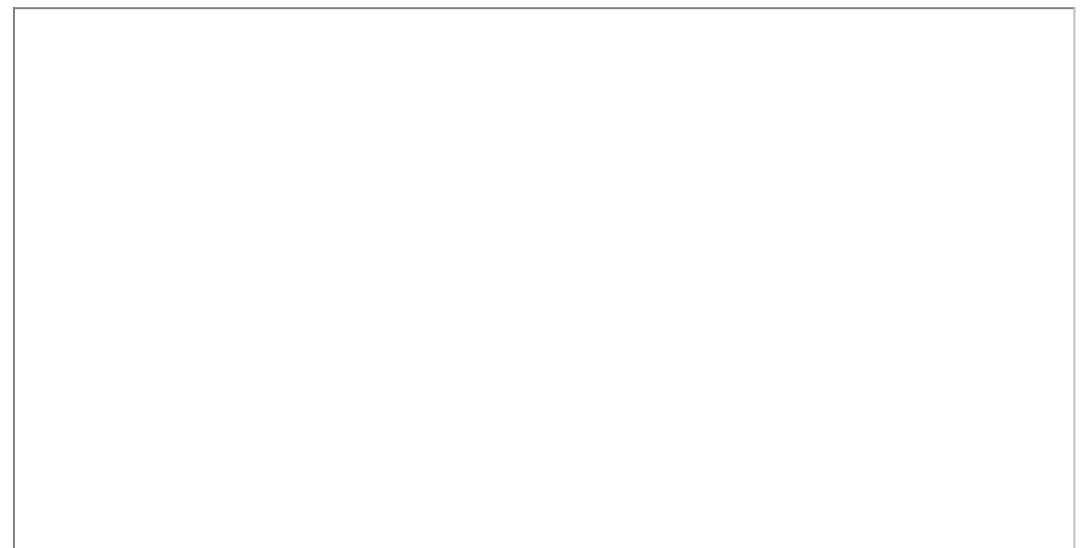
The site lies outside any Conservation Area and is well screened by mature hedging and trees, while benefiting from a village setting with excellent access to Tunbridge Wells, local amenities and mainline rail services.

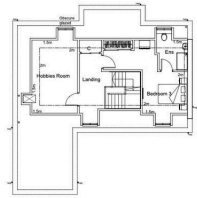
Planning permission has been granted, with detailed drawings, layouts and supporting documentation available upon request.

An excellent opportunity for developers seeking a consented, well-designed residential scheme in a prime Kent village location.

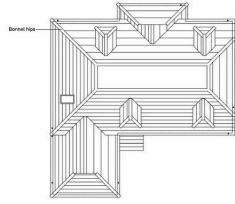
*Plot 1 has permission approved for a car port/barn. Plot 2,3&4 are awaiting approval.

Class E permitted development rights have not been removed which means future occupiers could look to add a garden office/pod, etc.





Proposed Second Floor Plan 1:100



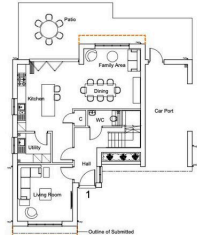
Proposed Roof Plan 1:100

The Planning Act 2008 (as amended) requires that the quality of the information submitted in support of an application for planning permission shall be such as to enable the Local Planning Authority to make a decision on the application. It is the responsibility of the applicant to ensure that the information submitted is accurate and complete. The Local Planning Authority will not be held responsible for any errors or omissions in the information submitted.

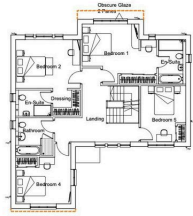
Scale Bar (in metres)

Plot 1	- 75 sqm
Ground Floor	- 150 sqm
Second Floor	- 57 sqm
Total	= 282 sqm

*Roof guttering with rafter cover prevent build up of tree debris



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

Q	Drawn/Checked/By	TR/2501/FL/05	05/10/23
D	Drawn/Checked/By	TR/2501/FL/05	05/10/23
A	Drawn/Checked/By	TR/2501/FL/05	05/10/23
W	Drawn/Checked/By	TR/2501/FL/05	05/10/23
BY	Drawn/Checked/By	TR/2501/FL/05	05/10/23

PROJECT: Redevelopment of Ingleside, Ferbies, Spelthurst, Tunbridge Wel, Kent, TN3 0NS.
 CLIENT: Budro Ltd.
 DRAWING: Proposed Plot 1 Plans.
 SCALE: 1:100 (A2) TR_2501_FL_05 D

- Planning Approved
- Speldhurst Village Location
- Development Opportunity
- 4 Detached Executive Homes
- Rare Opportunity

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