

RADFORDS

ESTATE AGENTS

VALUABLE BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT, TN12 0BL



OFFERS INVITED FOR THE FREEHOLD PRICE GUIDE £295,000

An opportunity to acquire a valuable freehold building plot set within the village of Staplehurst and within the Cranbrook school catchment area in a highly desirable residential area and set in the grounds of the old Surrenden Manor.

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TN12 0BL**

VIEWING

Strictly by appointment with the agents as above.

Planning consent has been granted for the erection of a 4-bedroomed detached family house with a square footage of approximately 1,750sqft with attached garage. Further planning details and information are annexed to these particulars.

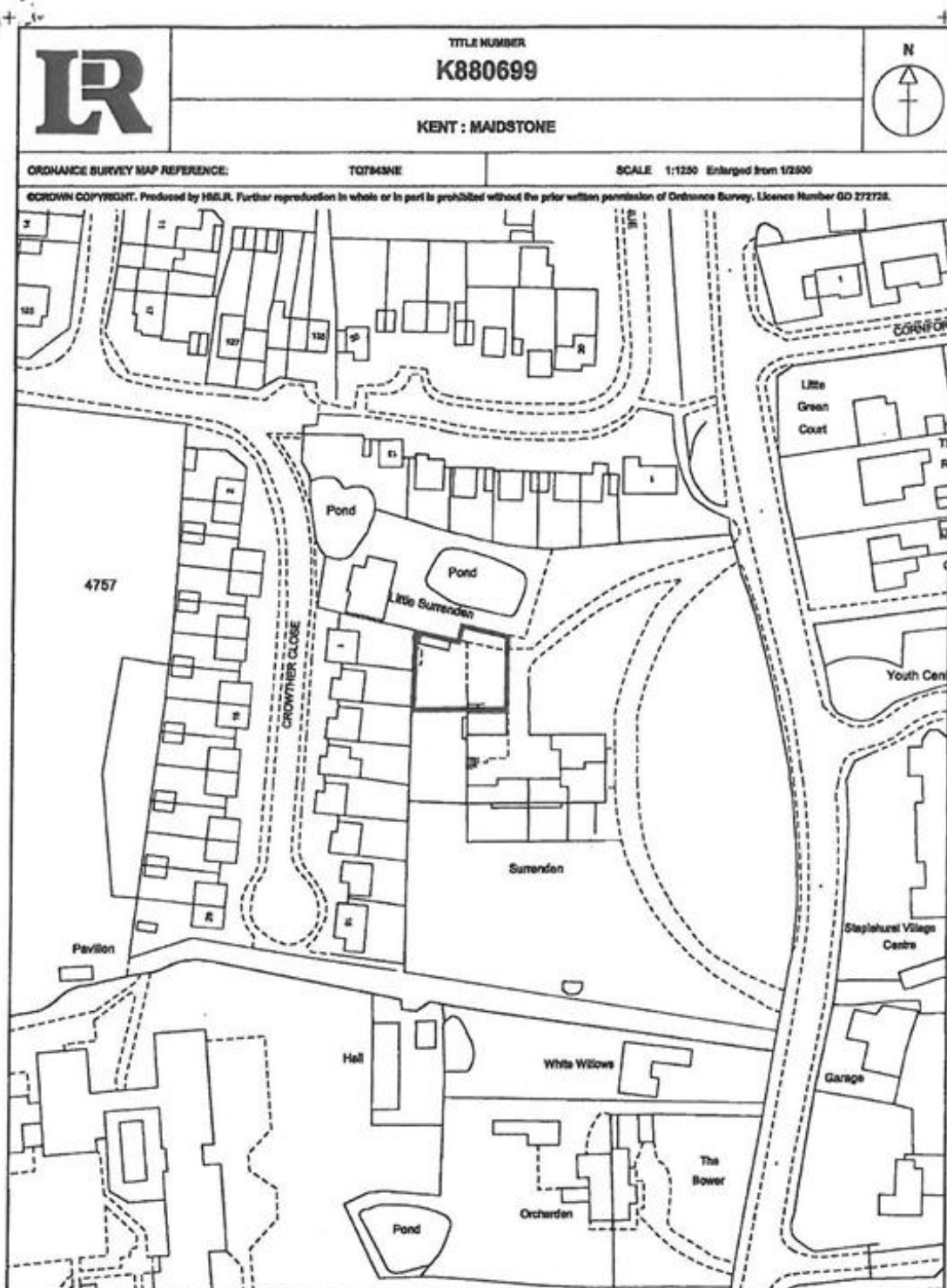
- Exclusive plot within the grounds of historic Surrenden Manor
- Prime village location in Staplehurst with its range of local amenities including bank, post office, supermarket, primary school
 - Within the sought-after Cranbrook School catchment
 - Walking distance to local amenities
- Walking distance to the mainline station with services to London in approx. 55 minutes
 - Desirable residential setting
 - Rare freehold development opportunity
- Easy access to Maidstone and surrounding countryside
 - Ideal self-build or family home project

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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TN12 0BL**



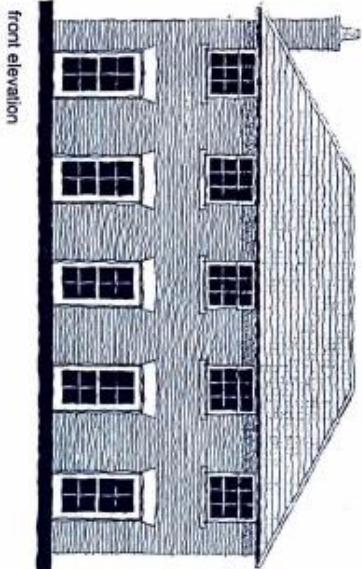
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 18 January 2005 at 15:20:29. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 18 January 2005.

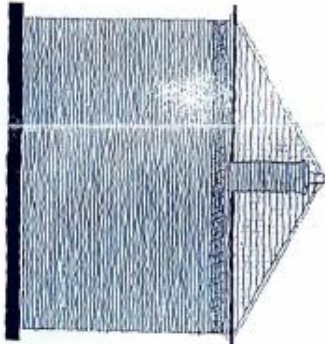
This title is dealt with by the Tunbridge Wells District Land Registry.



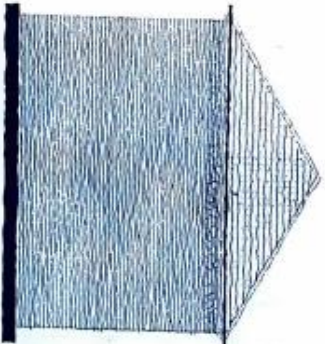
BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
TN12 0BL



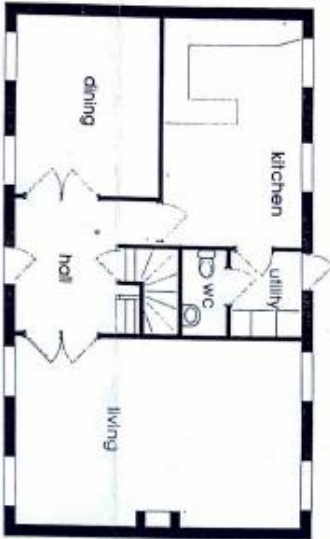
front elevation



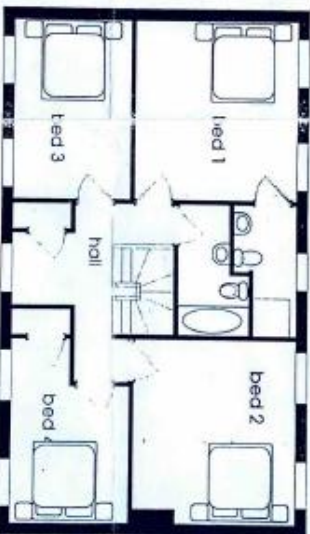
side elevation



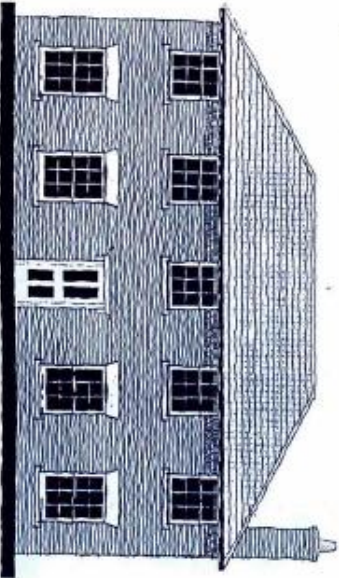
side elevation



ground floor plan



first floor plan



rear elevation

CLIENT:	Chineplex
PROJECT:	Surrenden
TITLE:	plot 5 plans and elevations
SCALE:	1:100
DATE:	5/00
DRAWN BY:	
CHECKED:	

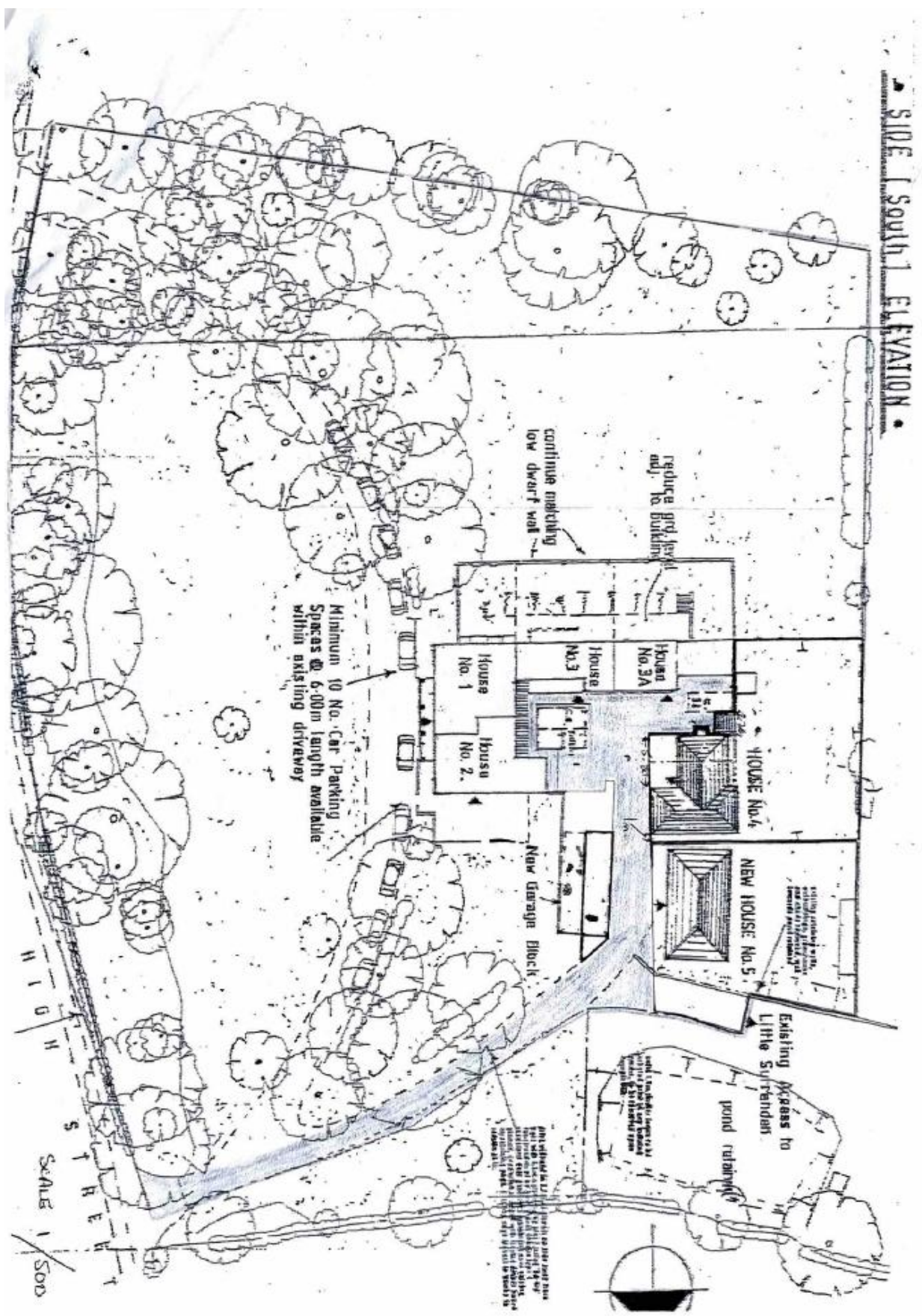
DRAWING NUMBER

98-05-305

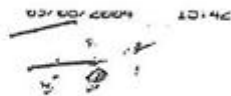
PRIME
FOLIO LTD
01622 691169



• SIDE [South] ELEVATION •



**BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
TN12 0BL**



LLUTU PRTIIN → 901634280280

ND.144 081



Directorate of Corporate and Regulatory Services, 13 Tonbridge Road, Maidstone ME16 8HG

DEVELOPMENT CONTROL

Stuart Ingleston,
S.I. Chartered Building Surveyors
White Lodge
23, Audley Road
Folkstone
Kent
CT20 3QA

My Ref: MA/04/0502
Date: 25 June 2004

TOWN AND COUNTRY PLANNING ACTS

Town and Country Planning (General Permitted Development) Order 1995
Town and Country Planning (General Development Procedure) Order 1995

TAKE NOTICE that THE MAIDSTONE BOROUGH COUNCIL, The Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PLANNING PERMISSION** in accordance with the details set out below:

APPLICATION: MA/04/0502

DATE RECEIVED: 17 March 2004 DATE VALID: 17 March 2004

APPLICANT: Bluebell Development Services Ltd

PROPOSAL: Amendment of planning consent MA/00/0815 to change the approved detached double garage to a triple garage and to erect an attached single garage onto the approve 1 no. detached dwelling as shown on drawing numbers 073/03/01 & 073/03/02 received on 17/03/04.

approved

LOCATION: The Former Surrenden Nursing House High Street STAPLEHURST
GRID REF: 578539, 143500

This permission is **SUBJECT** to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

**BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
TN12 0BL**

NJ.144 D62

Continuation of decision : MA/04/0502

2. Prior to the commencement of the development, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development in accordance with policies ENV15, ENV17 & ENV19 of the Kent Structure Plan 1996 and policies ENV2, ENV12 & ENV13 of the Maidstone Borough-Wide Local Plan 2000.

3. Prior to the commencement of the development, full details of the following matters must be submitted to and approved in writing by the Local Planning Authority:-

a) New external joinery in the form of large scale drawings.

The development shall be carried out in accordance with the approved details;

Reason: To ensure the appearance and the character of the building are maintained in accordance with policies ENV15, ENV17 & ENV19 of the Kent Structure Plan 1996 and policies ENV2, ENV12 & ENV13 of the Maidstone Borough-Wide Local Plan 2000.

4. The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety, in accordance with policy T13 of the Maidstone Borough-Wide Local Plan 2000.

This application has been considered in relation to the following policies:

Maidstone Borough-Wide Local Plan 2000: ENV2, ENV12, ENV13 & T13

Kent Structure Plan 1996: ENV15, ENV17, ENV19

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

**BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
TN12 0BL**

15:42 LLOYD MARTIN → 981634288288

NO.144 083

Continuation of decision : MA/04/0502

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000 and Kent Structure Plan 1996) and there are no overriding material considerations to indicate a refusal of planning consent.

Signed



Director of Community Services and Deputy Chief Executive
Date 25 June 2004

THIS IS NOT A BUILDING REGULATION APPROVAL

It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations, where required, and any other necessary approvals, have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

TAKE NOTICE that this decision does not confirm compliance with Section 53 of The County of Kent Act, 1981 and, therefore, it will be incumbent upon the applicant to ensure they comply with the said requirement.

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

**BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
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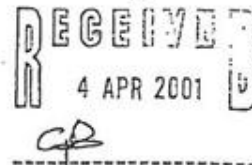


Directorate of Development Services, 13 Tonbridge Road, Maidstone ME16 8HG

DEVELOPMENT CONTROL

Prime Folio Ltd
16c Hollingworth Court
Ashford Road
Maidstone
Kent

My Ref: MA/00/0S15
Date: 28 March 2001



TOWN AND COUNTRY PLANNING ACTS

Town and Country Planning (General Permitted Development) Order 1995
Town and Country Planning (General Development Procedure) Order 1995

TAKE NOTICE that THE MAIDSTONE BOROUGH COUNCIL, The Local Planning Authority under the Town and Country Planning Acts, has GRANTED PLANNING PERMISSION in accordance with the details set out below:

APPLICATION: MA/00/0S15

DATE RECEIVED: 12 May 2000 DATE VALID: 12 May 2000

APPLICANT: Chineplex

PROPOSAL: Demolition of outbuildings and conversion of existing buildings to form 4 no. dwellings and erection of 1 no. detached house, as shown on site plan and drawing no. 98/05/305 received on 12.05.2000; drawing no. 98/05/304/A received on 10.07.2000; drawing no. 98/05/0303/E received on 08.02.01; and drawing nos. 98/05/302C and 98/05/308C received 20.03.2001.

LOCATION: Surrenden, High Street, STAPLEHURST
GRID REF: 578539,143500

This permission is SUBJECT to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.



Continuation of decision : MA/00/0815

2. Prior to the commencement of the development, full details of the following matters must be submitted to and approved in writing by the Local Planning Authority:-

- a) New internal joinery in the form of large scale drawings.
- b) New external joinery in the form of large scale drawings.

The development shall be carried out in accordance with the approved details;

Reason: To ensure that the appearance and the character of existing and proposed buildings are appropriate and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV11, ENV12 and ENV12A.

3. Prior to the commencement of the development written details and samples of the materials to be used in the external surfaces of the new buildings and the external surfaces of proposed extensions and alterations to existing buildings shall be submitted to and approved by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure the appearance and the character of existing and proposed buildings are appropriate and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV11, ENV12 and ENV12A.

4. Details of the materials to be used in all areas of new hardsurfacing (including new driveways) shall be submitted to and approved in writing by the Local Planning Authority before works commence;

Reason: In the interests of visual amenity and the setting of the listed building and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV12 and ENV12A.

5. Before works commence details (in the form of large scale elevational drawings) of:
- (a) the proposed courtyard elevations of the proposed kitchen areas of houses 1 and 2;
 - (b) the proposed storm porch at the rear of Surrenden; and
 - (c) the proposed reinstated sections of the upper part of the porico at the front of Surrenden

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TN12 0BL**



Continuation of decision : MA/00/0815

shall be submitted to and approved by the Local Planning Authority;

Reason: In the interests of the character and visual amenities of the listed building and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV11, ENV12 and ENV12A.

6. All buildings and structures shown to be demolished on the submitted plans shall be demolished and the resulting materials removed from the land prior to the first occupation of any of the residential units hereby permitted;

Reason: In the interests of visual amenity and the setting of the listed building and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV11, ENV12 and ENV12A.

7. Other than that allowed by this permission, no further development shall take place on the site (whether permitted by the Town and Country Planning General Permitted Development Order 1995, or not) without the prior written consent of the Local Planning Authority;

Reason: In the interests of visual amenity and the setting of the listed building and in accordance with Maidstone Borough-Wide Local Plan Policies ENV3, ENV13, ENV11, ENV12 and ENV12A.

8. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority;

Reason: To ensure that features of archaeological interest are properly examined and recorded and in accordance with Maidstone Borough-Wide Local Plan Policy ENV17A.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES



Continuation of decision : MA/00/0815

the course of development and a programme for the approved schemes' implementation and long term management;

Reason: No such details have been submitted and in accordance with Maidstone Borough-Wide Local Plan Policies ENV7 and ENV7A.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory setting and external appearance to the development and in accordance with Maidstone Borough-Wide Local Plan Policies ENV7 and ENV7A.

11. No development shall be commenced on site until there has been submitted to and approved by the Local Planning Authority a scheme of protection for trees to be retained during the construction period which shall incorporate details of protective temporary fencing, means of construction of driveways and hard surfacing in the vicinity of retained trees and measures for the prevention of operations, storage and other activities which would be injurious to their health or condition, such details to be in accordance with the relevant recommendations of BS 5837 (1991). The approved scheme to be implemented upon commencement of works on the site;

Reason: In order to provide proper protection to trees and in accordance with Maidstone Borough-Wide Local Plan Policies ENV4 and ENV7A.

12. Prior to the commencement of the development, details of the drainage works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be completed in accordance with the approved details before the first occupation of the building(s) or land;

Reason: To ensure adequate drainage arrangements and in accordance with Maidstone Borough-Wide Local Plan Policy ENV3.

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**BUILDING PLOT AT SURRENDEN MANOR, HIGH STREET, STAPLEHURST, KENT,
TN12 0BL**



Continuation of decision : MA/00/0815

13. The visibility splay shown on the approved plan shall be provided in the manner shown prior to the commencement of development and shall be subsequently maintained as shown on the approved plan;

Reason: In the interests of highway safety and in accordance with Maidstone Borough-Wide Local Plan Policy ENV3.

14. The parking spaces marked G1, G2 and C7 on the approved plan shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking provision is likely to lead to parking inconvenient to other road users and in the interests of road safety and in accordance with Maidstone Borough-Wide Local Plan Policy ENV3.

15. Unless otherwise agreed in writing, a scheme for the management of the existing pond and its environs in the north west corner of the site shall be submitted to the Local Planning Authority for approval. The approved scheme shall be fully implemented before the first occupation of the dwelling units hereby approved and thereafter the land shall be managed in the approved manner to the satisfaction of the Local Planning Authority;

Reason: In order to protect the nature conservation interests of the pond and its environs and in accordance with Maidstone Borough-Wide Local Plan Policy ENV43A.

Informatives set out below

Attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and to the Associated British Standard Code of practice BS5228:1997 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition and you are advised to contact the Environmental Health Manager regarding noise control requirements.

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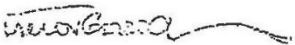
Continuation of decision : MA/00/0815

Plant and machinery used for demolition and construction shall only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.

Clearance and subsequent burning of existing woodland or rubbish must be carried out without nuisance from smoke, etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Environmental Health Manager.

No vehicles may arrive, depart, be loaded or unloaded within the general site except between the hours of 0800 and 1900 Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.

The applicant is advised to undertake a detailed herpetological survey to ascertain whether any protected species are present on site and to put in place measures to ensure that any reptiles or amphibians found within the site are protected during and after the works hereby permitted.


Signed
Director of Development Services
Date 28 March 2001

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It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations, where required, and any other necessary approvals, have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

TAKE NOTICE that this decision does not confirm compliance with Section 53 of The County of Kent Act, 1981 and, therefore, it will be incumbent upon the applicant to ensure they comply with the said requirement.

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