

CHURCHILL
COUNTRY & EQUESTRIAN



HEIGHTS STABLES – RESIDENTIAL DEVELOPMENT

Heights Stables

Westerham Hill, Westerham, Kent, TN16 2ED

An exciting redevelopment opportunity with full planning consent 21/01291/FUL for 5 residential self-build 4-5 bedroom dwellings, the plot has electricity and water serving the existing facilities and each property would have off street parking, garages, garden areas and landscaping.

- Full planning permission for 5 residential dwellings
- Proposed dwellings range from 4-5 bedrooms, 186.2 m² – 277.5m².
- Each with spacious kitchen and living areas, garage, garden areas and landscaping
- Off road parking
- Total plot area approximately 2 hectares

The development includes construction of new buildings and conversion, including associated demolition of existing equestrian buildings and removal of mobile homes. Planning application reference: Sevenoaks 21/01291/FUL.

All five properties have distinct architectural design and have been carefully thought out with parking, landscaping, private gardens and common areas.

Existing Site

The site possesses a number of single storey buildings and structures of varying heights and footprints spread across the site. These serve the existing equestrian use of the site.

The dwellings proposed are mainly formed of ground floor accommodation, with first floor accommodation limited to roof space to assist in keeping the height of the development comparable with the existing development. The garages would be single storey, single bay garages.

The units are proposed to be arranged in the location of existing development and along a new access road, linking the site via a new vehicular access onto Westerham Hill.

An existing store is proposed to be converted to create ancillary accommodation as part of the scheme for Plot 2.

Site Area 2 hectares

Tree Preservation Order (TPO No.6 of 2003)

Community Infrastructure Levy (CIL) This proposal is CIL liable and there is no application for an exemption.



Proposed Development



Existing Stables

Plot 1

4-Bedroom dwelling – single storey (206.3 m² gross external area)



Plot 2

4 -bedroom dwelling, with annexe converted from existing structures – single storey (234.1 m² gross external area)



Plot 3

5 -bedroom dwelling – two storeys (277.5 m² gross external area)



Plot 4

4-bedroom dwelling –two storeys (257.2 m² gross external area)



Plot 5

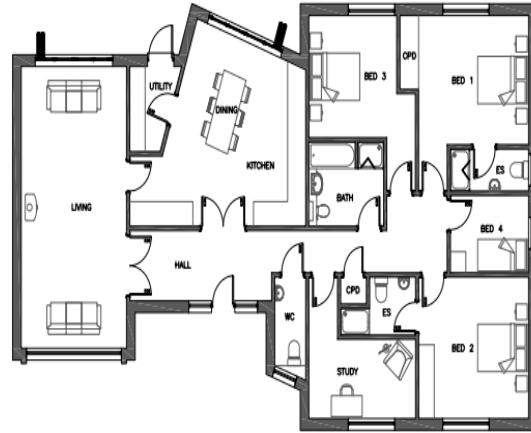
4-bedroom dwelling – single storey (186.2m² gross external area)



Garages

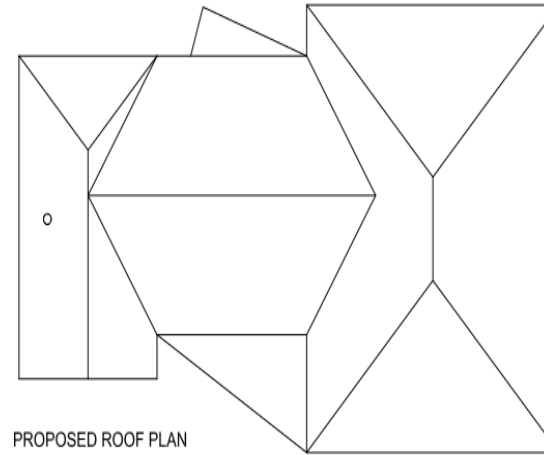
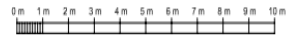
Single storey garages, sited to the rear of the properties



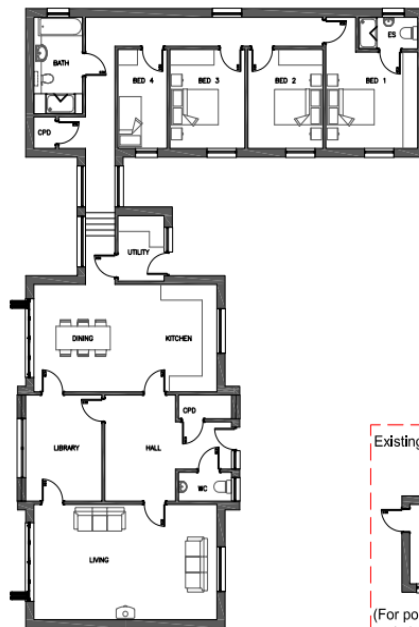


PROPOSED GROUND FLOOR PLAN
UNIT 1

GEA GROUND 206.3M²
GE AREA TOTAL 206.3M²
VOLUME TOTAL 717.7M³



PROPOSED ROOF PLAN
UNIT 1



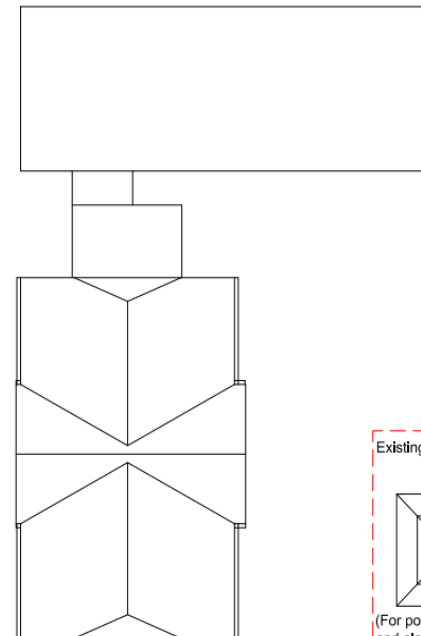
PROPOSED GROUND FLOOR PLAN
UNIT 2

Existing structure



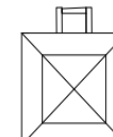
(For position refer to site plan
and elevations)

GEA GROUND 234.1M²
GE AREA TOTAL 234.1M²
VOLUME TOTAL 808.9M³

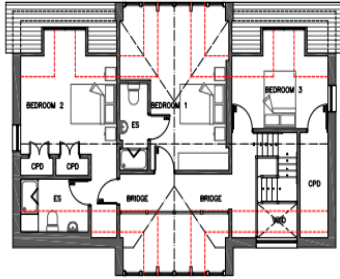


PROPOSED ROOF PLAN
UNIT 2

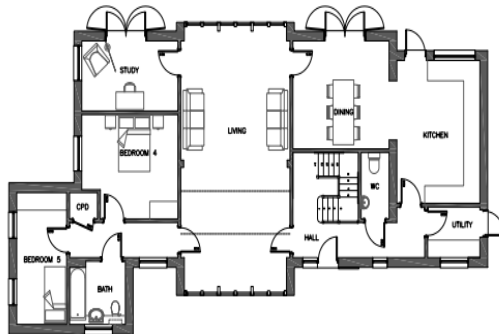
Existing structure



(For position refer to site plan
and elevations)



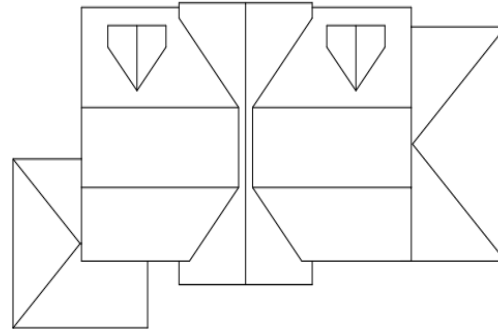
PROPOSED FIRST
FLOOR PLAN
UNIT 3



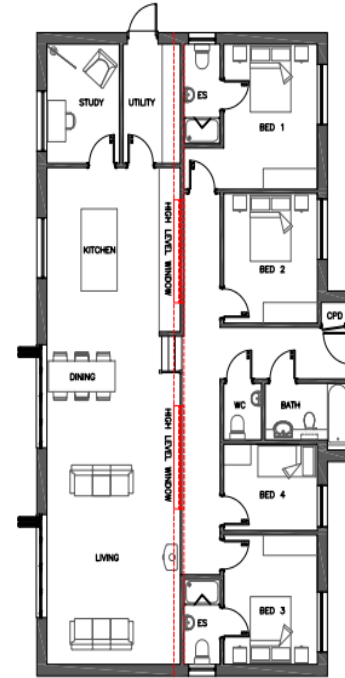
PROPOSED GROUND
FLOOR PLAN
UNIT 3



GEA GROUND 168.0M2
GEA FIRST 109.5M2
GE AREA TOTAL 277.5M2
VOLUME TOTAL 782.9M3



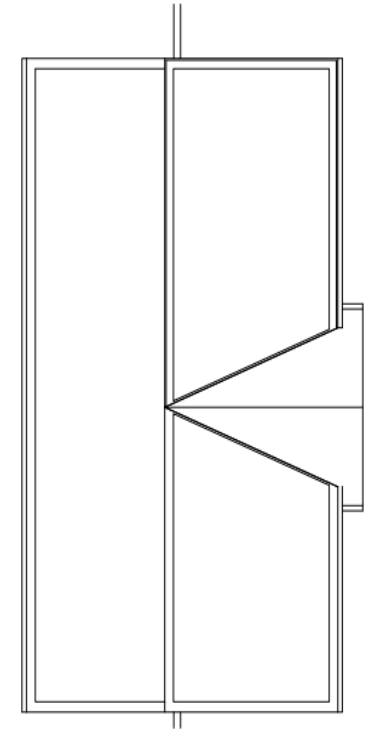
PROPOSED ROOF
PLAN UNIT 3



PROPOSED GROUND
FLOOR PLAN
UNIT 5

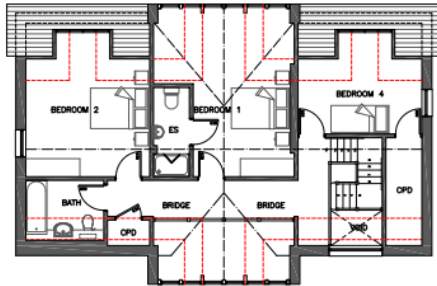


0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

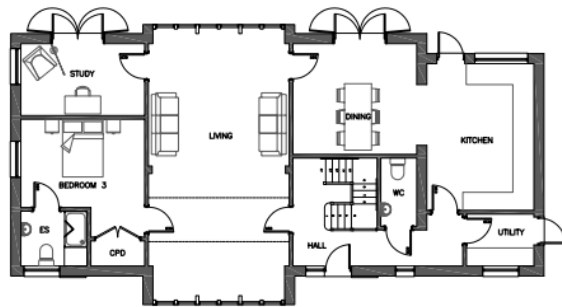


PROPOSED
ROOF PLAN
UNIT 5

GEA GROUND 186.2M2
GE AREA TOTAL 186.2M2
VOLUME TOTAL 673.0M3

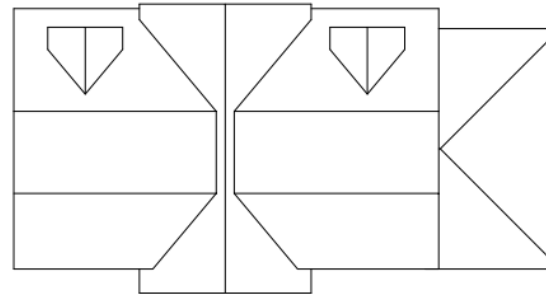
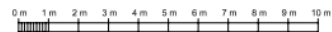


PROPOSED FIRST
FLOOR PLAN
UNIT 4



PROPOSED GROUND
FLOOR PLAN
UNIT 4

GEA GROUND 147.7M2
GEA FIRST 109.5M2
GE AREA TOTAL 257.2M2
VOLUME TOTAL 720.6M3



PROPOSED ROOF
PLAN UNIT 4

Planning conditions 21/01291/FUL

The dwellings shall be self-build housing as defined in Annex 2: Glossary of the National Planning Policy Framework To ensure that the development complies with the National Planning Policy Framework and policy SP3 of the Sevenoaks Core Strategy.

Situation

Set in an attractive area surrounded by some of the finest countryside in Kent. The historic town of Westerham, is located centrally between the larger towns of Oxted and Sevenoaks offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants.

Both Oxted and Sevenoaks are easily reachable with fast rail links to central London and comprehensive shopping amenities. A fantastic range of cultural attractions can also be found in Royal Tunbridge Wells, within a 30-minute drive. Though the properties enjoy a pleasantly quiet location there are excellent road links with the M25 within easy reach and there are several good local primary and secondary schools in the area.

Further Information

Services: Existing connected mains water and electricity

Local authority: Sevenoaks District Council

Tax Band: TBC

EPC: TBC

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Site map: For indicative purposes only, not to scale.

