



EQUUS

Country & Equestrian



THE GARDENS

THE GARDENS Chapmans Lane, Orpington, Kent, BR5 3JA

SOLD A rarely available development opportunity in a rural location set along a quiet 'No Through Lane' in this sought after area. Full Planning permission has been granted to convert 3 former farm buildings into residential accommodation and to refurbish a further cottage (total accommodation of the entire site approx 4800sqft) . The whole offers future options to be sold as 4 separate dwellings or to be retained as a substantial detached country/equestrian residence with ancillary family accommodation. This is a very rare proposition, particularly in this post code and location.



PLANNING PERMISSIONS

REF: 18/00047/FULL1 - DESCRIPTION OF DEVELOPMENT - Change of use of the existing buildings on site from agriculture (barn) and (stables) into 3 residential units and landscaping and works to an existing road.

PROPOSAL - This application concerns the conversion of one barn and two stables into three self contained dwellings. The two stables would each be converted to two and three bedroom single storey dwellings, whilst the barn would be converted to a three bedroom house incorporating first floor accommodation. The proposed plans incorporate garden areas for each of the proposed dwellings and a total of eight parking spaces are proposed, including two visitor spaces.

THE DWELLINGS - refer to plans

THE GARDEN (cottage) - (Approx 74.3sqm /800sqft not measured). Detached cottage and in need of total refurbishment.

THE BARN - 160.6sqm (1728sqft) Former storage/ hay barn - to be developed into a 3 bedroom 2 reception residential dwelling. This unit could also be slit into two smaller semi-detached properties. creating a total of 5 dwellings.

THE STABLES - One L shaped unit 130sqm (1399sqft) - Former stables to be converted into a 3 bedroom dwelling with open plan living and kitchen area.

THE STABLES - One Rectangular unit 92qm (990sqft) - Former stables to be converted into 3 bedroom dwelling with open plan living and kitchen area.

382.6sqm (4118sqft) of new development space. Total Residential space 4918sqft.

LAND & GROUNDS / ACCESS

The whole site sits in approximately 9 acres (*TBV) - The current road access to the site is over a shared access road from Chapmans Lane. It may be possible (subject to the usual consents) to bring a new driveway onto the site further along Chapmans Lane. This is demonstrated on one of the 3D drawings.

The acreage stated at the property is *TBV – (To Be

Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. Where available a Title Plan from Land registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements at their own cost by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	15		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	21		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	