

**RESIDENTIAL REDEVELOPMENT SITE  
PLANNING GRANTED FOR 6 NEW HOUSES  
0.37 ACRES (0.15 HECTARES)  
**TO BE SOLD****



**RESIDENTIAL REDEVELOPMENT SITE  
PLANNING GRANTED FOR 6 NEW HOUSES  
0.37 ACRES (0.15 HECTARES)**

**TO BE SOLD**

**136 & 138 Maidstone Road  
Paddock Wood  
Kent  
TN12 6EB**



132 High Street, Tonbridge  
Kent, TN9 1BB  
Tel: (01732) 350503 Fax: (01732) 359754  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent  
Tel: (01892) 533733





## LOCATION

The property is situated on the western side of the Maidstone Road adjacent to housing to the north and a recreation ground to the south. The town centre is within 500 yards and provides a good mix of retailers together with a Waitrose supermarket.

Paddock Wood Rail Station is within around 0.3 miles and provides a mainline service to central London stations including London Bridge, Cannon Street, Waterloo East and Charing Cross.

## DESCRIPTION

The property comprises a regular shaped and broadly level site currently consisting of two former police houses and office. The site has an in/out drive.

## SITE AREA

We believe the site area is approx 0.37 acres (0.15 hectares).

## PLANNING

A planning application has been submitted and granted Ref: TW/19/02999. The application is for “the demolition of the existing buildings and replacing with 6 new residential dwellings and associated vehicle access, parking, and amenity space, landscaping and other associated development”.

## THE SCHEME

The scheme provides 6 x three bed / two bathroom houses with carports and parking all in a single terrace.

PLOT NO.	DESCRIPTION	SQM	SQ FT	HAB. ROOMS	CAR PARKING
1	3B 4P House	106	1,141	4	2
2	3B 4P House	106	1,141	4	2
3	3B 4P House	106	1,141	4	2
4	3B 4P House	106	1,141	4	2
5	3B 4P House	106	1,141	4	2
6	3B 4P House	106	1,141	4	2
Total		636	6,846		12

## TENURE

**Freehold with vacant possession.**

**Offers invited on an unconditional basis by 12 noon FRIDAY 21<sup>ST</sup> AUGUST by email to [jmoys@bracketts.co.uk](mailto:jmoys@bracketts.co.uk).**

**Offers are to be made in writing/by e mail and are to be in a specific sum.**

The vendor reserves the right not to accept any offer. We will require the successful purchaser to provide appropriate information in for us to comply with Anti-money laundering regulations.

## VAT

Will not be payable on the price.

## TITLE

The property is currently unregistered

## SERVICES

Potential purchasers shall satisfy themselves with regards to the adequacy of mains services.

## LOCAL AUTHORITY

Tunbridge Wells Borough Council  
Planning Services  
Town Hall  
Tunbridge Wells  
Kent, TN1 1RS  
01892 554604

## FURTHER INFORMATION

Copies of various plans, and associated documents can be viewed in the following drop box link or be provided upon request from Bracketts.

<https://www.dropbox.com/sh/8o6ssy8ebxq2re4/AACH-15IGaiPiZweyglBH3Dla?dl=0>

## VIEWING

Strictly by appointment through **Bracketts 01732 350503**.

Contact:

Jeffrey Moys  
Email: [jeff@bracketts.co.uk](mailto:jeff@bracketts.co.uk)

John Giblin  
Email: [john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

### Important Notice:

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# PADDOCK WOOD

RESIDENTIAL DEVELOPMENT



PLOT 01

PLOT 02

PLOT 03

PLOT 04

PLOT 05

PLOT 06

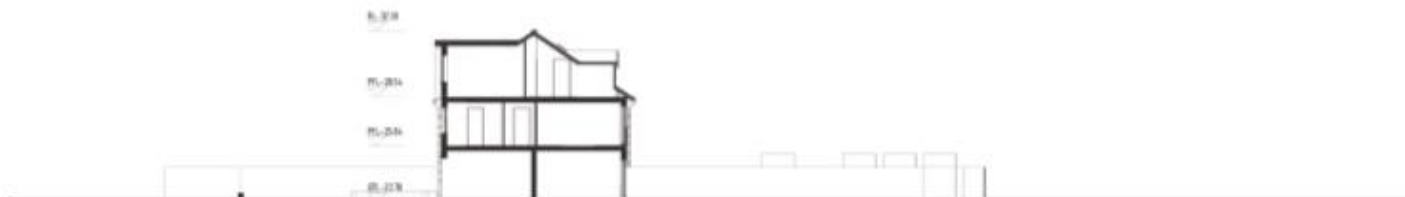
PRINCIPLE ELEVATION A-A (1:100)



STREET SCENE B-B (1:200)

APPLICATION SITE

134 MAIDSTONE ROAD



MAIDSTONE ROAD

LANDSCAPING

PARKING COURT

PLOT 04

PLAYING FIELDS

SITE SECTION (1:200)

STREETSCENE

## GENERAL NOTES

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Prefer larger scale drawings.

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Check all relevant dimensions, lines and levels on site before proceeding with the work.

This drawing is to be read in conjunction with all Architects drawings, schedules and specifications, and all relevant consultants and/or specialist information relating to the project. Refer all discrepancies to DAP Architecture Ltd.

## SCALE BAR 1:100



## SCALE BAR 1:200



RESIDENTIAL DEVELOPMENT

STREETSCENE

PHASE 2

136-138 MAIDSTONE ROAD  
PADDOCK WOOD

DATE: 20/08/2019 SCALE: 1:200 DRAWN BY: L.C. CHECKED BY: J.C.

PROJECT No: 1138.204.02

RIBA STAGE 3

1 + 1 Residential Approach  
Blueprints  
Operations  
EQUITY, CHY 30A

studio@daparchitecture.co.uk  
www.daparchitecture.co.uk

CHELMSFORD LONDON BIRMINGHAM





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TYPE	CAR SPACES
HT1	
3 No. 3 bed/3 person	6
HT2	
3 No. 3 bed/3 person	6
VISITOR	
Total visitor spaces	2



**DAP**  
ARCHITECTURE LTD

RESIDENTIAL DEVELOPMENT

SITE LAYOUT PLAN

PHASE 2

136-138 MAIDSTONE ROAD  
PADDOCK WOOD

DATE: 22/02/2024  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
SCALE: 1:500

1138.201.02

## HOUSE TYPE 01

GA 10m<sup>2</sup>  
3 BED 4 PERSON

## MATERIALS

- A - SLATE ROOF
- B - RED HANGING TILE
- C - WHITE TIMBER SASH CASEMENTS
- D - RED HERITAGE BRICK
- E - WHITE ROUGH RENDER
- F - TIMBER RAINSCREEN AND SOFFIT



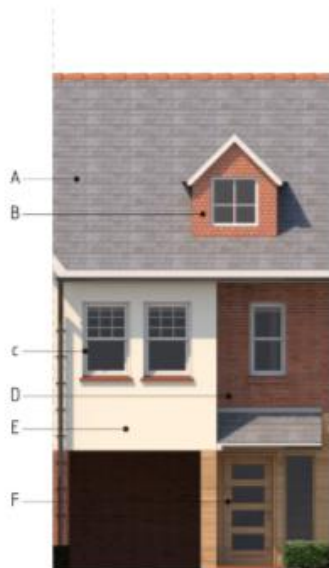
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION





- A - SLATE ROOF
- B - RED HERITAGE BRICK
- C - WHITE TIMBER SASH CASEMENTS
- D - WHITE ROUGH RENDER
- E - SLATE ROOF
- F - TIMBER RAINSCREEN AND DOOR