

Q1 2023

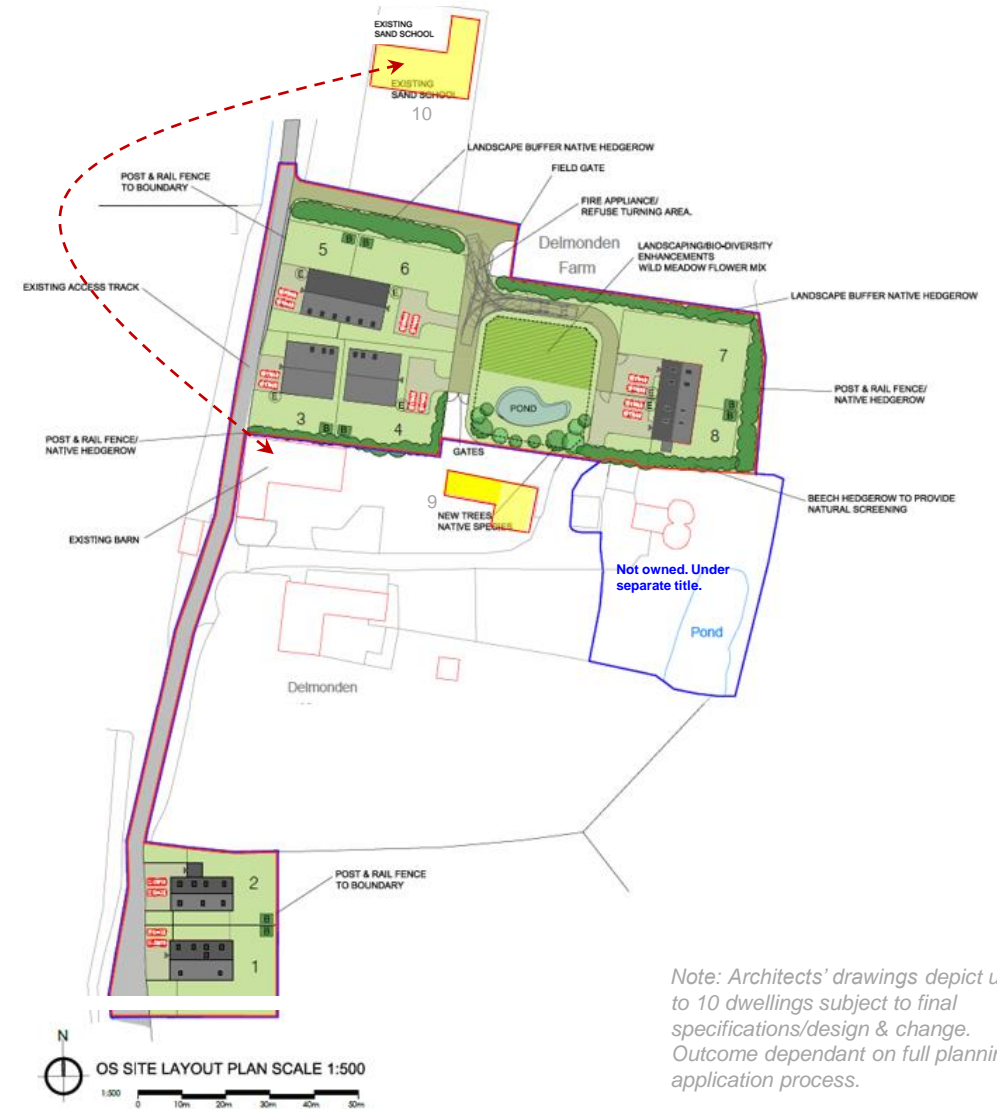
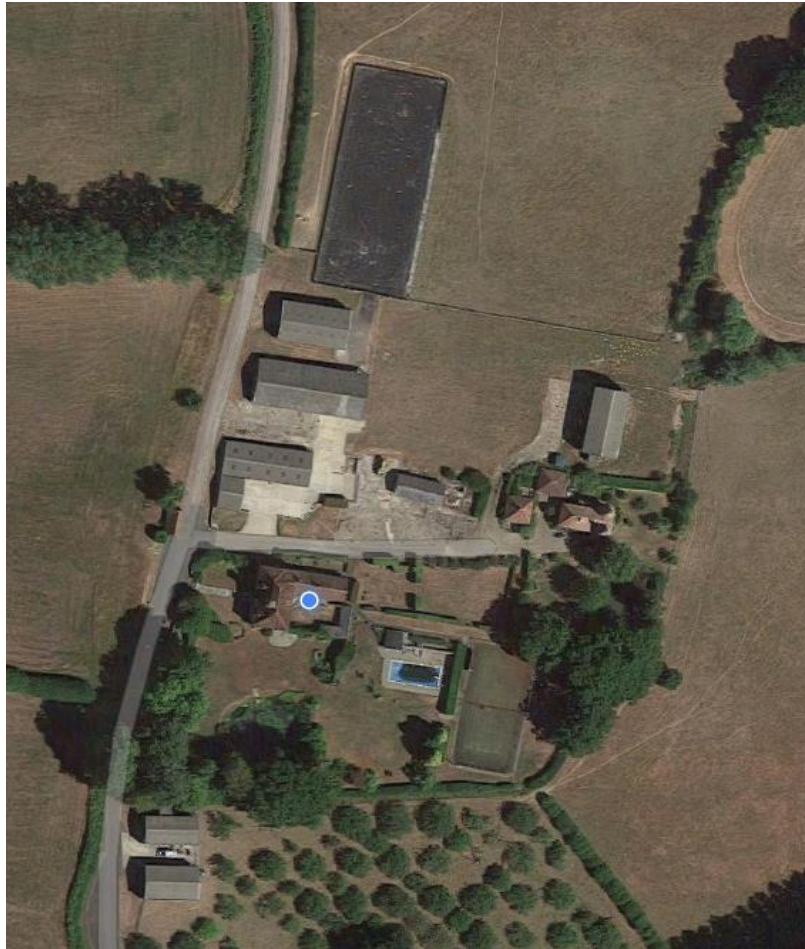
# Delmonden Farm Development

- ❑ Tudor House and grounds in 86 acres sitting in AONB in Kent
- ❑ Development project to convert 7 existing 'light industrial' barns into 9 dwellings. *(existing Class PA planning permission for 8 dwellings with planning officer verbal approval for an additional dwelling)*
- ❑ Valuation: Range c. £6.3m - £8.1m with new *Class MA* Planning Permission
- ❑ Est. project GDV of c. £16.5m to £18m (including value of Delmonden Farm Estate)
- ❑ Potential for an additional 2 sites/dwellings based on existing building footprint
- ❑ Strategic land value - potential for significant further development and uplift in value over time



# Delmonden Farm

## Light Industrial Buildings for Development



*Note: Architects' drawings depict up to 10 dwellings subject to final specifications/design & change. Outcome dependant on full planning application process.*

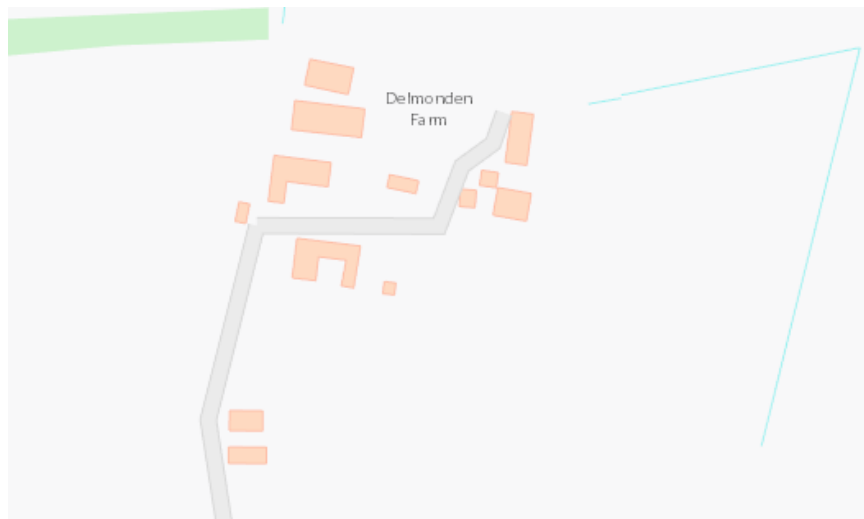
# Delmonden Farm

## Class PA Planning Permission details

<https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q69N0QTY13B00>

### Planning – Application Summary

20/00623/PNPA | Prior Notification for a proposed change of use from light industrial (Class B1(c)) to eight dwellinghouses (Class C3). For its prior approval to: Transport and highways impacts The sustainability of storage, distribution or industrial services in the area. Contamination risk Flooding risks | Delmonden Farm Horns Hill Hawkhurst Cranbrook Kent TN18 4XD

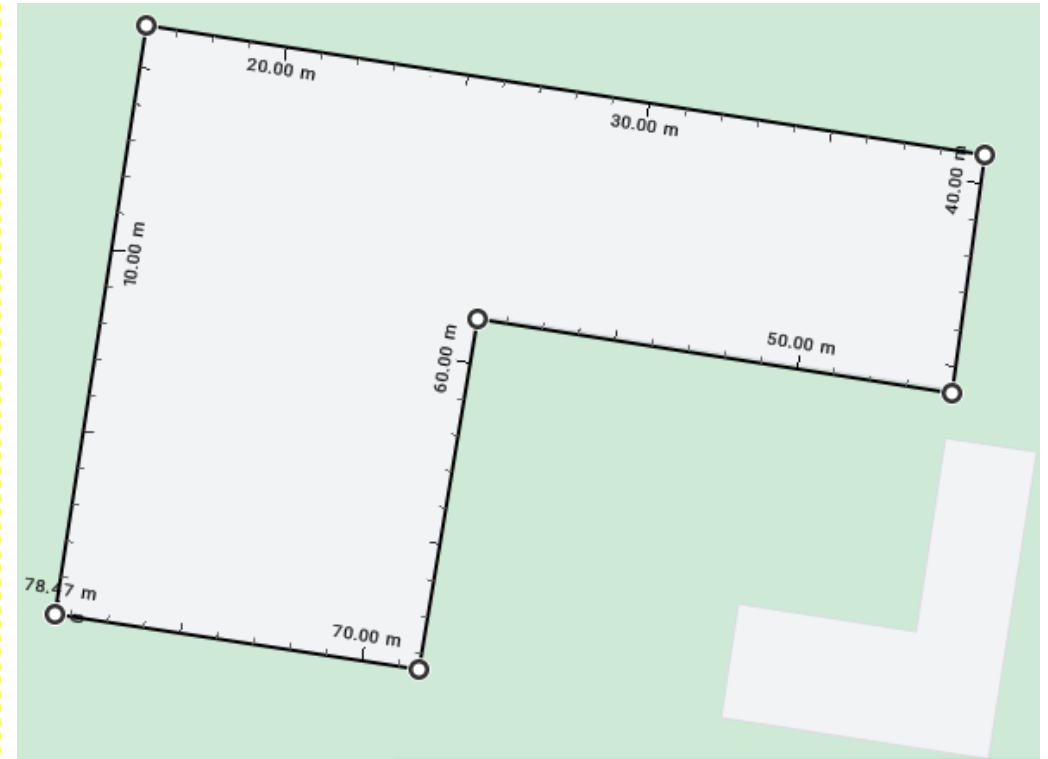


Reference	20/00623/PNPA
Alternative Reference	PP-08529224
Application Received	Sun 23 Feb 2020
Application Validated	Thu 27 Feb 2020
Address	Delmonden Farm Horns Hill Hawkhurst Cranbrook Kent TN18 4XD
Proposal	<p>Prior Notification for a proposed change of use from light industrial (Class B1(c)) to eight dwellinghouses (Class C3). For its prior approval to:</p> <p>Transport and highways impacts The sustainability of storage, distribution or industrial services in the area. Contamination risk Flooding risks</p>
Status	Unknown
Decision	Prior Approval Granted
Decision Issued Date	Fri 17 Apr 2020
Appeal Status	Unknown
Appeal Decision	Not Available

# Delmonden House

Notes:

1. Plan on left shows House, plus barns 9 & 10 sitting within c. 2.25 ac.
2. Barn 9 to be extended to approx. 140% of current size.
3. Barn 10 to be relocated on site of existing manege to the north of the farm buildings (post Panning Permission).

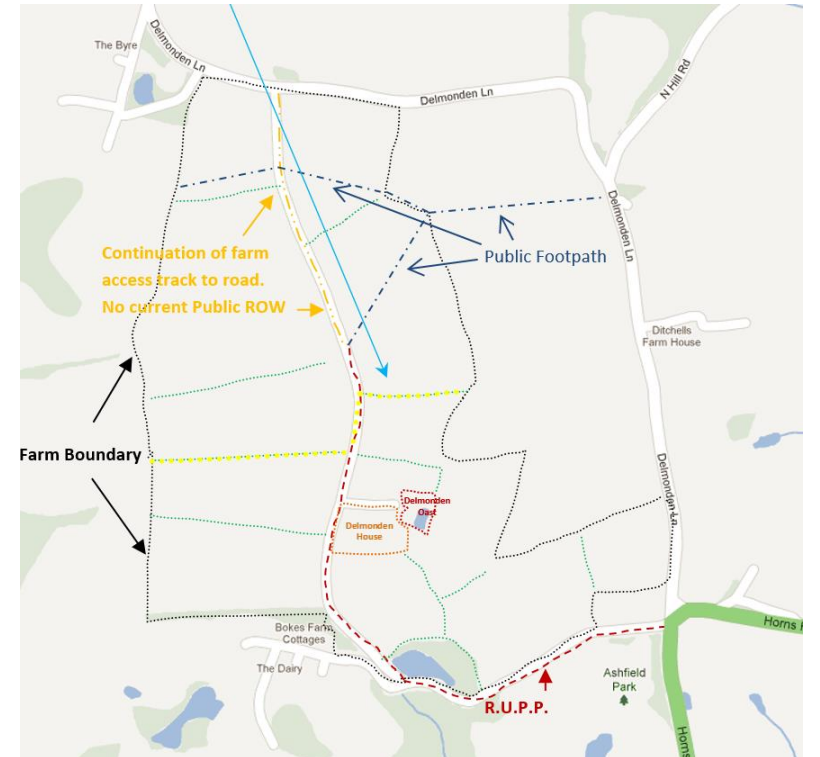
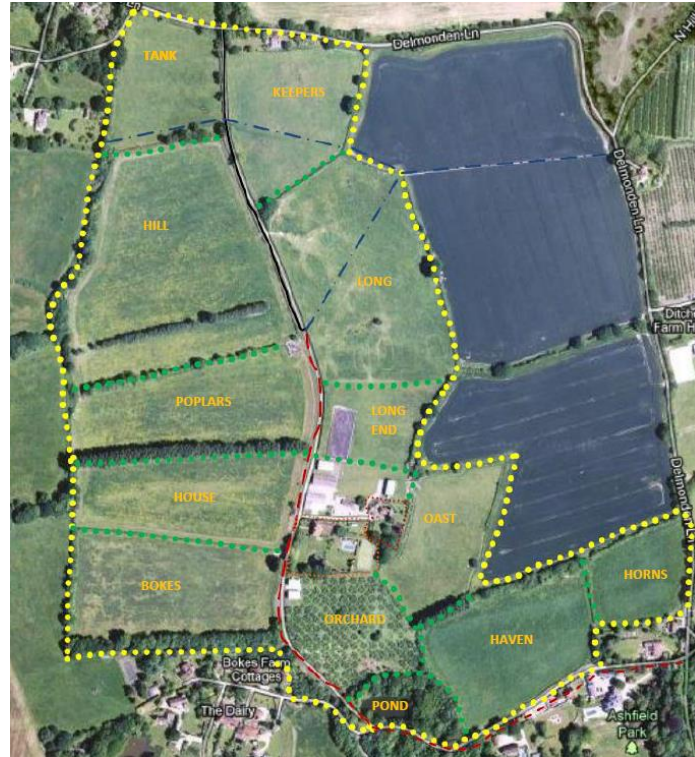
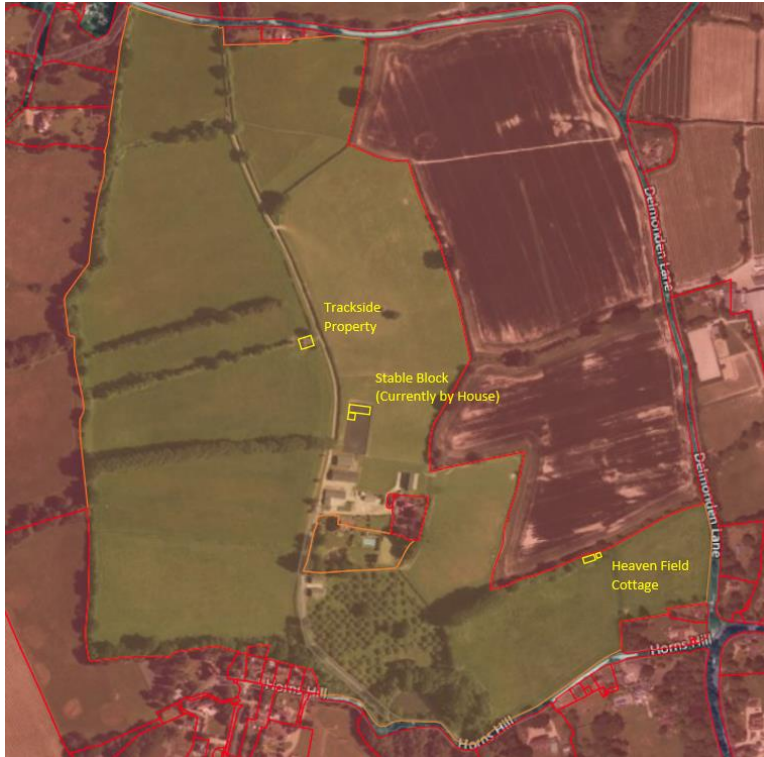


Hawkhurst  
51.039865, 0.479701

Total area: 9,096.57 m<sup>2</sup> (97,914.69 ft<sup>2</sup>)  
Total distance: 409.07 m (1,342.09 ft)

# Delmonden Farm

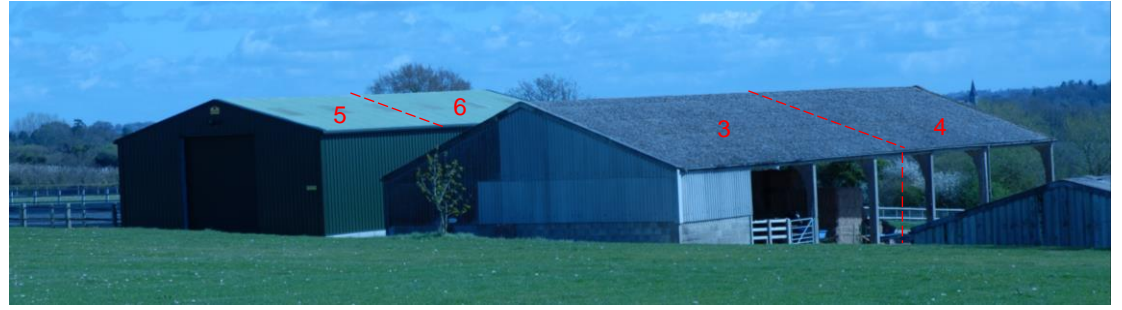
- Land boundary showing potential for two further dwelling sites (Trackside & Heaven Field Cottage)
- Field names and boundaries
- Public access (ROW)



Units  
1 & 2



Units  
4 & 5  
6 & 7



Units  
7 & 8



Unit  
9



Unit  
10



# Delmondon Farm Light Industrial Buildings for Development





**Proposed Elevations Plot 1&2**  
 Note: Architects' drawings depict new build. For illustration only & subject to final specifications/design & change. Subject to full planning application



**Proposed Elevations Plot 3&4**  
 Note: Architects' drawings depict new build. For illustration only & subject to final specifications/design & change. Subject to full planning application

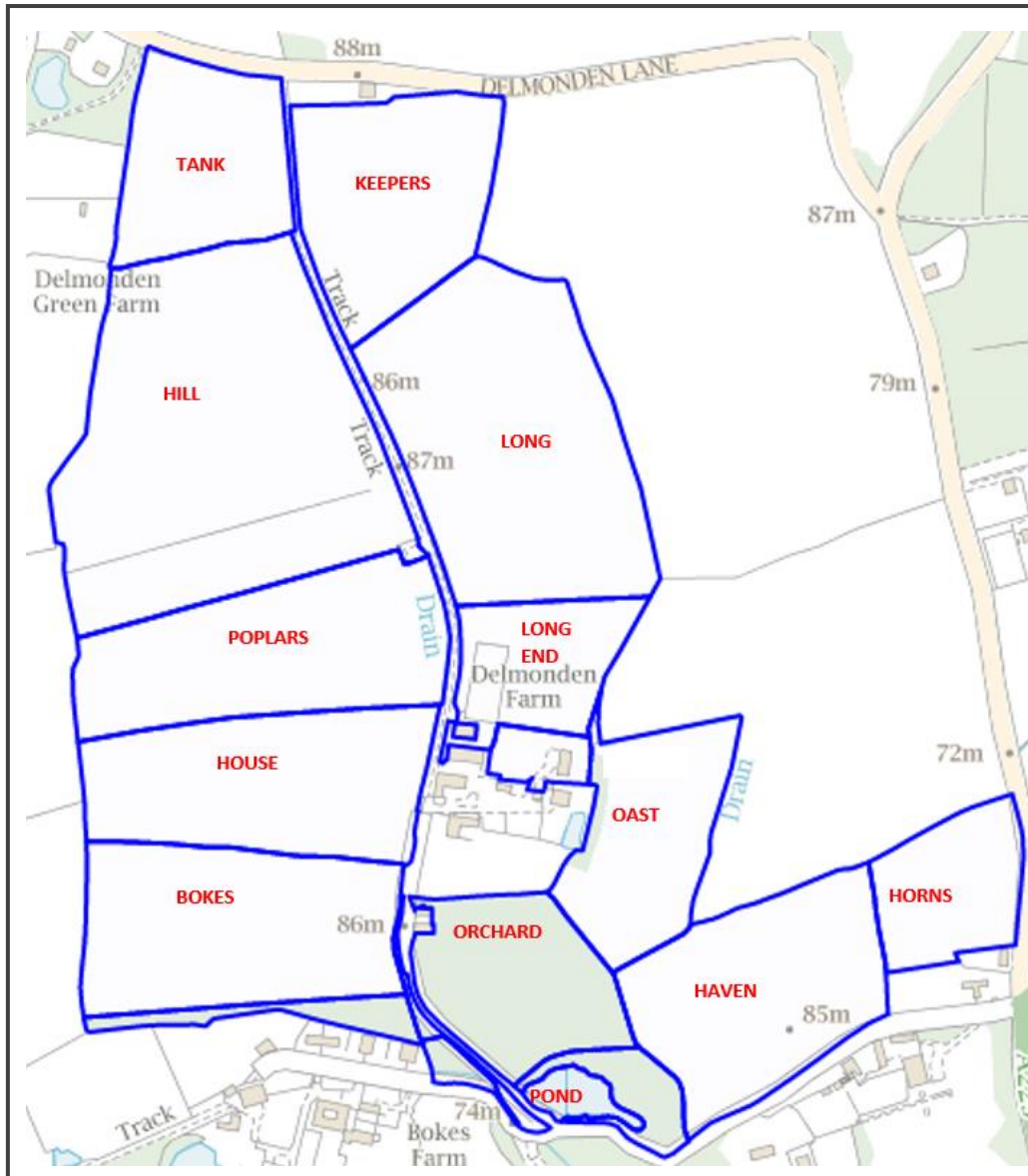




**Proposed Elevations Plot 5&6**  
*Note: Architects' drawings depict new build. For illustration only & subject to final specifications/design & change. Subject to full planning application*



**Proposed Elevations Plot 7&8**  
 Note: Architects' drawings depict new build. For illustration only & subject to final specifications/design & change. Subject to full planning application



## Land parcels

Land parcels			
<u>Parcel ID</u>	<u>Total area (ha)</u>	<u>Eligible covers</u>	<u>BPS eligible area (ha)</u>
<a href="#">TQ7329 7395</a>	5.91	Permanent Grassland	5.91
<a href="#">TQ7329 7457</a>	2.95	Permanent Grassland	2.95
<a href="#">TQ7329 7668</a>	2.74	Permanent Grassland	2.74
<a href="#">TQ7329 7780</a>	2.86	Permanent Grassland	2.86
<a href="#">TQ7329 8551</a>	0.38	Other	-
<a href="#">TQ7329 8788</a>	0.03	Permanent Grassland	0.01
<a href="#">TQ7329 8951</a>	0.12	Permanent Grassland	0.12
<a href="#">TQ7329 9147</a>	0.13	Other	Farm Track
<a href="#">TQ7329 9377</a>	0.15	Other	-
<a href="#">TQ7329 9554</a>	1.75	Permanent Crops	1.75
<a href="#">TQ7329 9596</a>	4.27	Permanent Grassland	4.27
<a href="#">TQ7329 9779</a>	1.03	Permanent Grassland	1.03
<a href="#">TQ7329 9871</a>	0.39	Permanent Grassland	0.35
<a href="#">TQ7329 9945</a>	0.24	Other	-
<a href="#">TQ7330 7218</a>	1.81	Permanent Grassland	1.81
<a href="#">TQ7330 8615</a>	2.33	Permanent Grassland	2.33
<a href="#">TQ7429 0545</a>	0.47	Other	-
<a href="#">TQ7429 0665</a>	1.79	Permanent Grassland	1.79
<a href="#">TQ7429 1553</a>	2.64	Permanent Grassland	2.64
<a href="#">TQ7429 3061</a>	1.18	Permanent Grassland	1.18



