



Ibbett Mosely



Paynesfield Road, Tatsfield, TN16 2AT

Offers In The Region Of £650,000 Freehold

For modernisation or development subject to necessary consents.

A detached two/three bedroom bungalow situated in the much sought after village of Tatsfield.
Please see planning notes.

- Two/Three Bedrooms
- Bathroom
- Reception Room
- Dining Room/Bedroom Three
- Kitchen
- Garage and Parking
- Garden

CASH BUYERS ONLY

Within walking distance of the village this older style detached bungalow is in need of modernisation but offers potential for redevelopment of the site with new homes (subject to planning).

LOCATION

The sought after village of Tatsfield is one of the highest points in Surrey, in the village and mainly located around the village green with it's duck pond are a village social club with sub post office, a village shop and tea rooms, a charity shop, the Bakery restaurant, the Old Ship public house, a village hall and a village garage. Tatsfield Primary school is also within walking distance. There are other state and private schools in the area as well as various sporting and recreational facilities.

A bus service from the villages goes to Biggin Hill with connections to Hayes, Orpington, Bromley and the Croydon Tram as New Addington.

M25 (J6) about a fifteen minute drive at Godstone.

PLANNING

Our client engaged the services of a Planning

Consultant in September 2024 to give advise on the potential development of the site, below are their comments:

1. The site is technically within the Green Belt, but falls within the defined village boundary of Tatsfield, where limited infilling on a defined road frontage is permitted. I consider this would apply to a scheme of new build houses in place of the existing bungalow, for example 3-4 units.
2. There is no recent planning history on the council's website.
3. But, there is a very good comparable right behind the site at former 10 Westmore Road, where one bungalow was replaced by 3 houses under this exception in 2016, against the same policy context.
4. Therefore, subject to an appropriate design, a scheme for the redevelopment of the site should be acceptable in principle. I note this site appears to be wider than number 10 which may offer more potential.
5. You will also need to make sure that neighbours are not impacted, but there is a garage next door, and the other adjoining property at number 1 is set further back, with its garden area quite separated

from any development on the frontage of number 3.

6. A noise survey may be required due to the adjacent garage, but should not be insurmountable.

7. Parking will need to be provided, ideally around 2 spaces per dwelling. There is unlikely to be scope to reverse in the site, so the council will need to accept that the cars can reverse onto the highway. This was the arrangement at number 10, although number 3 is slightly closer to the junction at Shipfield Close. It may be useful to ask a Transport Consultant to comment, but I would be surprised if this was insurmountable due to generally low traffic on the road. Some of the street spaces would also be displaced and a parking survey may be useful to counter potential objections.

8. Tatsfield Parish Council can be sensitive about new developments, and it might be worth some early dialogue with them to try and minimise their concerns.

9. Any scheme would need to be appropriately designed and in keeping with the local area. I would recommend no more than two storeys, a similar design to that approved at number 10 should be uncontroversial.

10. There do not appear to be any trees of note in the garden and it may be preferable to remove these, or a tree report might be needed.

11. The scheme may require a bat survey due to the bungalow being demolished, and will also be applicable for biodiversity net gain (BNG). This will need to be considered when appropriate reports before planning can be granted (bats can be limited to April -August surveys).

12. In summary, this is a good site with clear development potential. As long as the scheme can achieve a good standard of design, living conditions, BNG, adequate parking and neighbour impact, I can see no obvious reasons why consent should not be forthcoming.

THE PROPERTY

Briefly the property has the following accommodation:

Ground Floor: Hall, reception room, kitchen, dining room/bedroom three, two bedrooms and a bathroom.
Outside: garage, off road parking and garden.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

COUNCIL TAX

The property is in Council Tax Band "E" and is in the Tandridge District.

ROUTE TO VIEW

From the village, Paynesfield Road is to the right of the Old Bakery Restaurant and the property will be found on the left.



EPC Rating- D



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