

STEPHEN JAMES
RESIDENTIAL



Crook Road, Brenchley TN12



The Castle Inn, TN12

A freehold development opportunity in Brenchley, comprising a detached former public house with planning permission (Ref: 25/02729/FULL) for conversion into three residential dwellings with allocated off-road parking.

The property is sold unconverted, offering a blank canvas for immediate strip-out. The approved scheme works entirely within the existing building footprint, eliminating the need for complex external extensions and streamlining the build process.

The approved plans efficiently integrate necessary infrastructure within the site's boundaries. The former commercial courtyard and car park are repurposed to provide dedicated, allocated off-road parking spaces for all three new homes. The layout also includes designated areas for essential external amenity and bin storage.

Brenchley is an affluent residential hotspot characterized by strong capital values and high demand for character homes, making it highly attractive to local downsizers. The location perfectly balances a peaceful village setting with practical commuter connectivity, sitting within easy reach of Royal Tunbridge Wells and mainline rail links at Paddock Wood and Tonbridge.



Floor Plan



Ground Floor



First Floor



DISCLAIMER
 This drawing is for information only and does not constitute a contract. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that all necessary permissions and consents are obtained before any work is carried out. The drawing is not to be used for any other purpose without the written consent of the architect.

Key:
 - Wall Removed
 - Wall Proposed

Issued For Review and Comment

Revision	Rev. No.	Checked By
A	03.06.2025	RB JM
B	12.08.2025	RB JM



01952 601 620
 www.bloomfields.co.uk
 bloomfields@bloomfields.co.uk

Client:
 ME & D'Orange

Project:
 Commercial

Site Address:
 The Gardens 391
 G43 9E
 Brimsley, TN12 7SR

Scale: 1:100 (A2) RB
Drawn By: JM

Date: 03/06/2025
Checked By: JM

Drawing Title:
 Proposed First Floor

SI: 1 / **Job No:** / **Drawing No:** 1 Rev

/ 3512.060.B

Elevations



South Elevation



East Elevation



North Elevation



West Elevation



DISCLAIMER
 The information contained in this document is for general information only and does not constitute an offer of any financial product. It is not intended to be used as a basis for investment decisions. It is not intended to be used as a basis for investment decisions. It is not intended to be used as a basis for investment decisions. It is not intended to be used as a basis for investment decisions.

Issued for Review and Comment

Revision:	Revised By:	Checked By:
A. 22.07.2025	RB	JM
B. 12.08.2025	RB	JM



01852 851 600
 www.bloomfields.co.uk
 drawing@bloomfields.co.uk

Client:
 Mr & Mrs [Name]

Project:
 Conversion

Site Address:
 The Cottage
 Castle Hill
 Bishops Cleeve, Telford TF9 2 7SR

Scale: 1:100
Drawn By: RB

Date: 22.07.2025
Checked By: JM

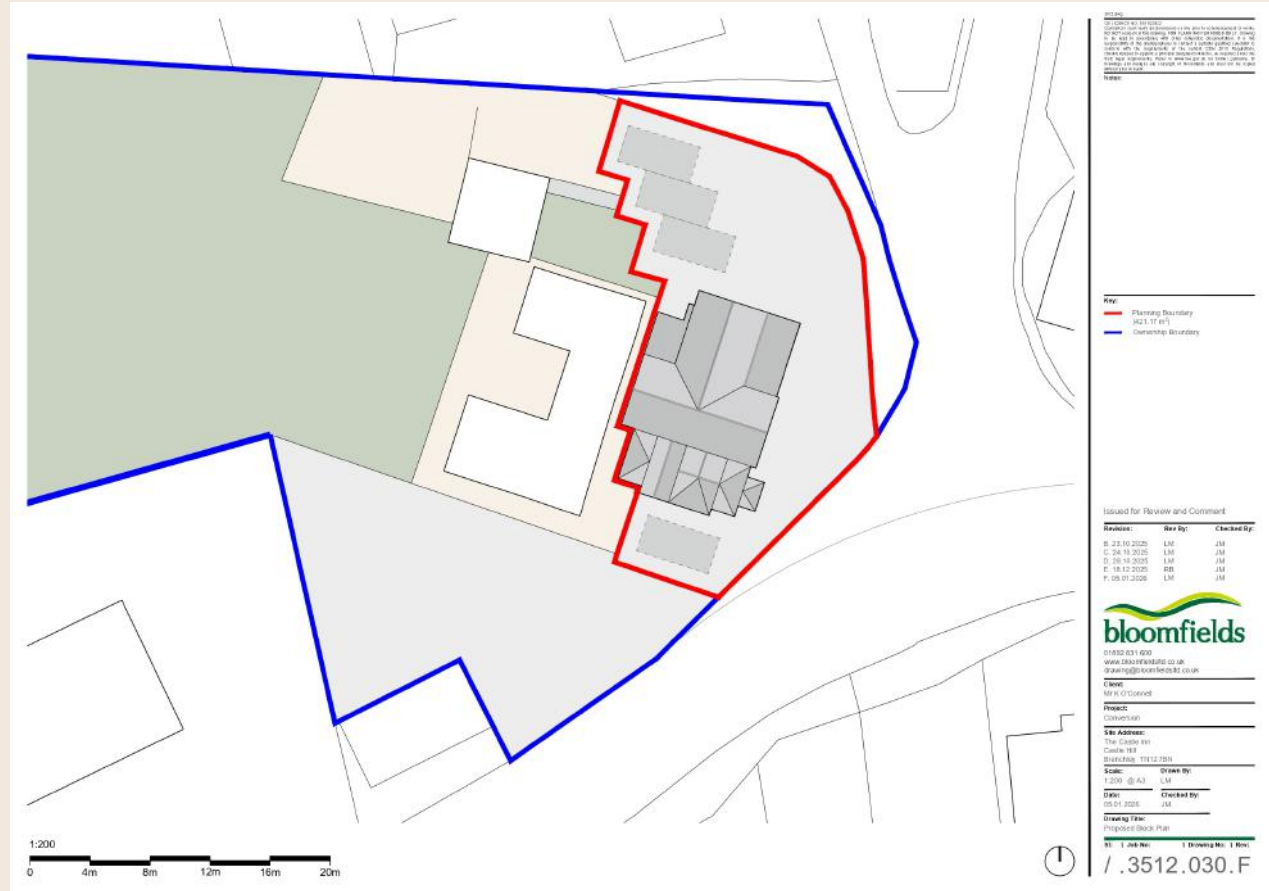
Drawing Title:
 Proposed Elevations

Sheet: 1 of 1
Job No: 1
Drawing No: 1 Rev:

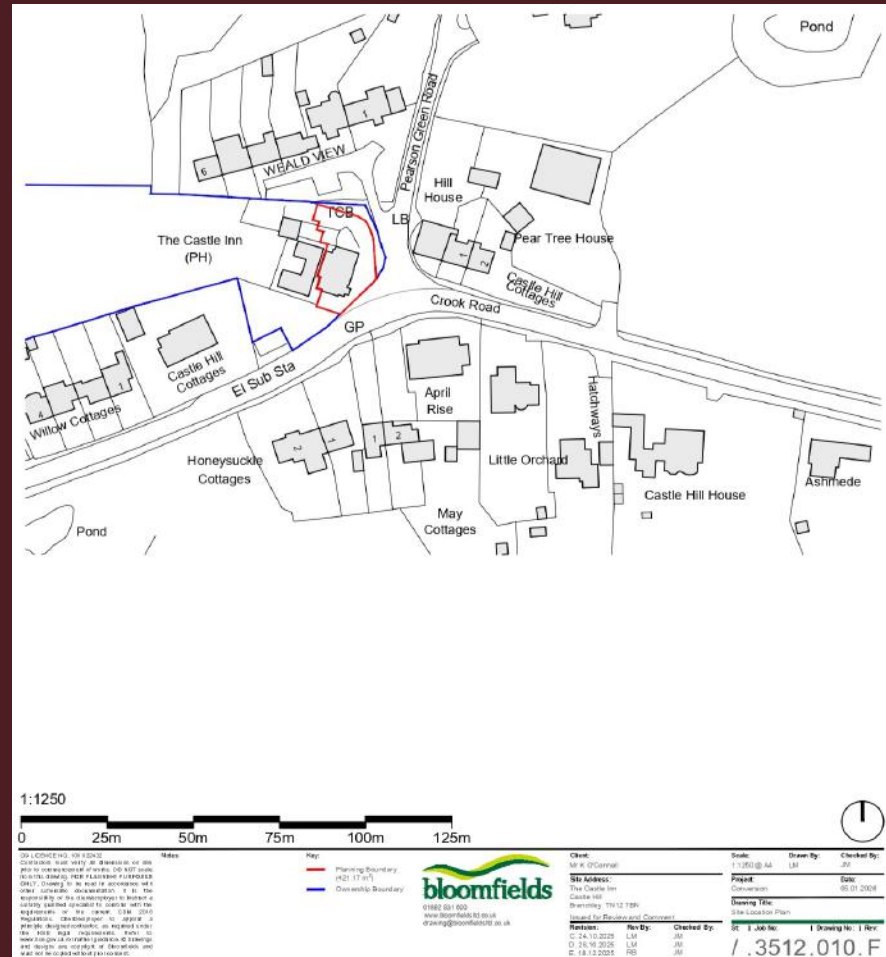
/ .3512.070.B



Block Plan



Site Plan





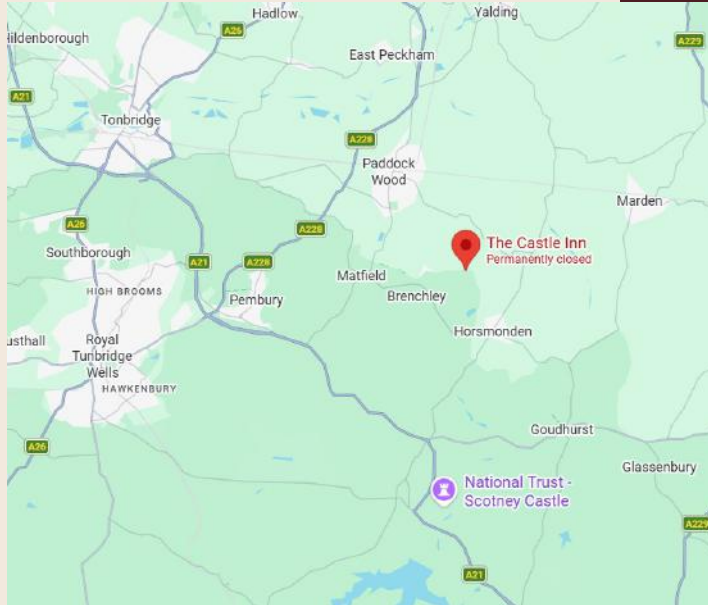
Location

Energy Performance
Certificate (EPC)



TN12 7BN

EPC : TBD



Amenities



Paddock Wood Train Station
5.9 Miles

Convenience Store
1.6 Miles

Breachley Village
0.9 Miles

Nearest Supermarket
2.7 Miles

Nearest Pub
1.2 Mile

Primary Schools

Breachley & Matfield Church of England Primary School (State), Ofsted: Good, 0.4 Miles
Leigh Academy Horsmonden (State), Ofsted: Good, 2.2 Miles
Paddock Wood Primary Academy (State), Ofsted: Good, 2.3 Miles

Secondary Schools

Mascalls Academy (State), Ofsted: Good, 2.3 Miles
Cranbrook School (State Grammar/Boarding), Ofsted: Good, 6.7 Miles
Tonbridge Grammar School (State Grammar), Ofsted: Outstanding, 6.8 Miles
Weald of Kent Grammar School (State Grammar), Ofsted: Good, 6.8 Miles

STEPHEN JAMES
RESIDENTIAL

Contact Us

Tunbridge Wells:
01892 336105

Sevenoaks:
01732 495502

Email:
hello@stephenjamesresidential.com

