

Dear Neighbour

**CEDARS, HIGHAM LANE : APPLICATION FOR 6 HOUSES**

You may or may not have been notified of an application to demolish Cedars and replace it with 6 two storey, 4 bedroom detached houses. The city council contact details and the reference number are as follows:

Application No: 16/00877  
Proposal: Erection of 6 no. detached dwellings with associated site access and garages following demolition of bungalow and garage  
Location: Cedars, Higham Lane, Bridge, CT4 5BB  
Ward Councillor: Simon Cook  
Case Officer: Bernard Haasbroek  
Website: <http://www.canterbury.gov.uk>

Comments on the application must arrive before 27<sup>th</sup> May.

You can view the details of the application on the city council's website or see it at the council offices.

The application is likely to be put before the parish council for comment on 12<sup>th</sup> May.

The proposals would impact upon people in different ways dependent upon where you live. Also you may or may not wish to object to them. But if you do, these are some of the concerns that you might raise:

- i. Dominating and overshadowing impact.
- ii. Overlooking and loss of privacy.
- iii. Intensification of noise, including that from additional traffic.
- iv. The effect on the character and appearance of the area.
- iv. Lack of any visitor parking resulting in additional parking on Higham Lane and Bridge Down.
- v. Intensification of the use of the narrow Higham Lane.
- vi. Intensification of the use of the sub-standard junction of Higham Lane with Bridge Hill.

You may have other concerns, but these issues are the ones which the council must take account of as "material considerations" which affect the proposals.

If you wish to object it is very important for you to write to the council setting out your views.

We will be objecting strongly but we wanted to make sure that you too get the opportunity to consider the proposals and express your views to the city council.

Kind regards

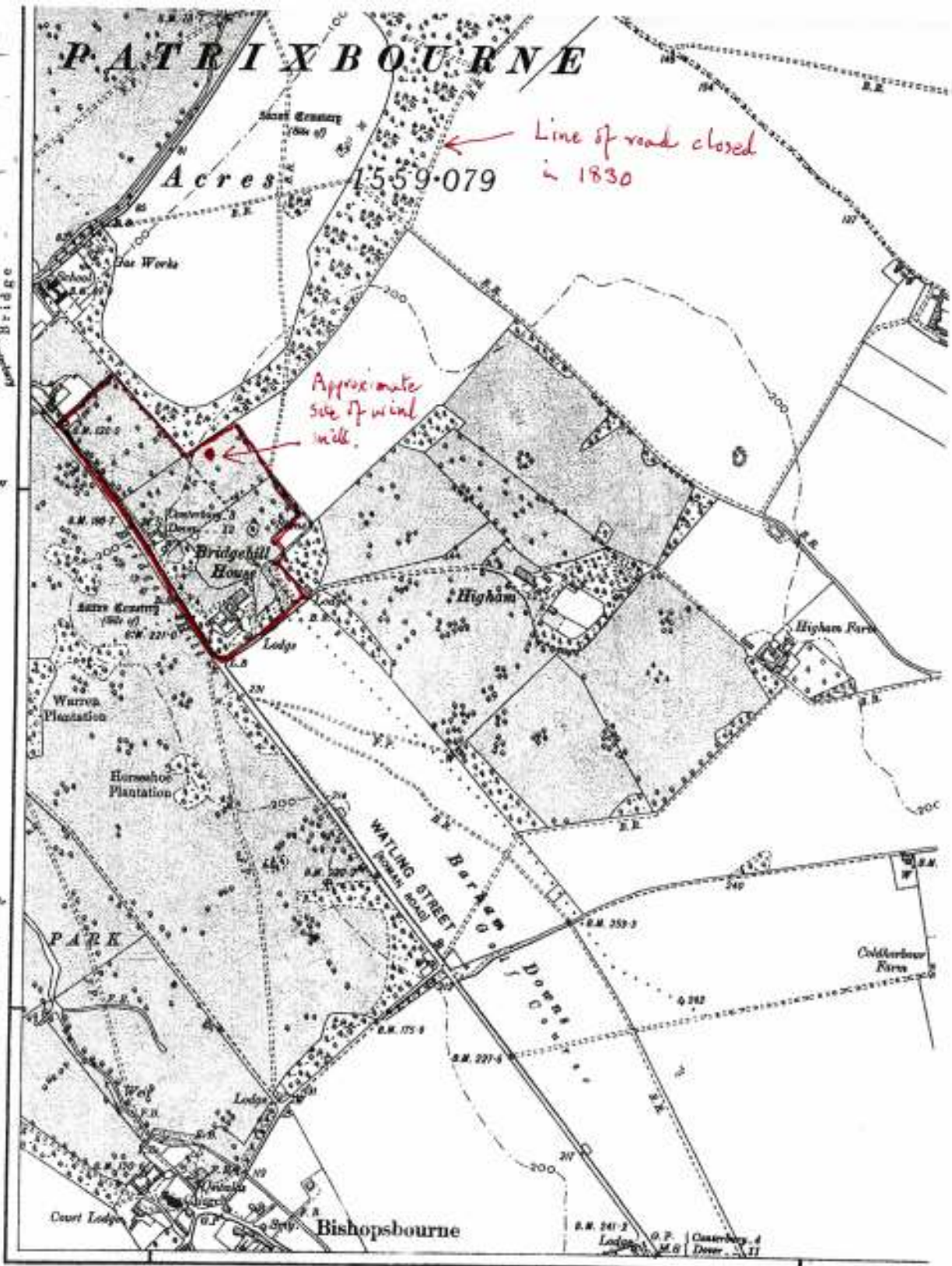
Mike and Estelle  
5 Bridge Down  
(email : [mikestelle@outlook.com](mailto:mikestelle@outlook.com))  
Sent also on behalf of numbers 3 and 6 Bridge Down

Gubbons x 2  
 Skace x 2  
 Skewton x 2  
 Bull x 2  
 @ 169 20

Wingley x 1  
 Brown 1  
 De Loung 1  
 @ 84.60

752  
 62.66

Good 155 pl.



Surveyed in 1879. Revised in 1906.  
 Reprint 100/86, 100/89, 60/93, 75/94, 100/95,  
 150/99, 100/41.

**BISHOPSBOURNE PH.**

**CHARACTERISTICS AND SYMBOLS**

County Boundary	-----	Antiquities, Site of	+
Parliamentary Division Boundary	-----	Arrow, showing direction of flow of water	→
Union Boundary	x x x x	Contours	Instrumental 100 Stachad 50
Rural District Boundary	v v v v	Trigonometrical Station	△
Parish Boundary	.....		

For other information see Characteristic Sheet.

Altitudes in ft.



# Historic property to rent in Bridge, near Canterbury, Kent

Two bedroom spacious cottage available exclusively for holiday rentals



## Primrose Cottage at The Shippe

Primrose Cottage was built in the 16th Century and has a wealth of original and interesting features such as exposed beams, inglenook fireplace and a short twisting staircase with accessible handrail.

[www.theshippe.com](http://www.theshippe.com)

07917 654 000



## Primrose Cottage at The Shippe

The entire cottage is self contained and available to rent with a two night minimum stay.

- ✓ Master bedroom with Super King bed
- ✓ Second bedroom with two single beds (can be joined to make a Super King)
- ✓ Fully functional country style kitchen
- ✓ Nespresso coffee machine, microwave, dishwasher
- ✓ Integrated washer / dryer
- ✓ Dining room with tea set, cutlery and crockery
- ✓ Smart TV linked-up to Netflix and Prime Video
- ✓ Private outside space with dining table and charcoal BBQ
- ✓ Dressing area with hairdryer and straighteners
- ✓ Locally sourced food and drink concierge (optional extra)

Other amenities include:

- ✓ Wifi
- ✓ Indoor wood burner
- ✓ Babysitter (upon prior agreement)
- ✓ Children's cot and highchair
- ✓ Free on street parking
- ✓ Mini bar
- ✓ Board games







G.W. **FINN** & SONS

Beechmount  
Bridge  
Canterbury



## Beechmount, Conyngham Lane, Bridge, Canterbury, Kent CT4 5JX

An intriguing period house in a delightful partly walled garden setting in one of the most popular villages in the area.

### Situated

Beechmount is to be found on the edge of the village of Bridge. Bridge is approximately three miles from the Cathedral city of Canterbury and is one of the area's most sought after villages. Village amenities include a highly regarded primary school, doctor's surgery, Post Office/pharmacy, mini-supermarket, dentist, hair dresser and three public houses. An excellent full range of shopping, cultural and leisure facilities can be found in Canterbury along with excellent schooling in both the state and private sectors for all ages and abilities. Transport links to the village are particularly good with regular bus services running through the village to Canterbury and the A2 dual carriageway can be joined about half a mile distant. Local rail services from Bekesbourne (1.8 miles) connect to Canterbury East and Dover Priory with the new High Speed service from Canterbury West to London St Pancras taking approximately 65 minutes.

### Directions

From Canterbury, take either Old Dover Road or New Dover Road from the city towards Dover. At the roundabout by the Park and Ride follow the signs for Dover. Where the road starts to merge with the A2 dual carriageway, bear left up the slip road. At the T-junction turn right, back over the A2, follow the road to the crossroads and turn left down the hill into Bridge. Take the first left turning into Conyngham Lane and the driveway to Beechmount will be found shortly on the left hand side. Postcode **CT4 5JX**

### Description

Beechmount is an intriguing period house formed from the coach house and outbuildings to a much larger house, believed to have been demolished in the late 1800's. The property is of mellow brick construction with some tile hanging to upper elevations beneath a slate and tiled roof. Internally, the property boasts a wealth of period features, including exposed ceiling timbers in the drawing room, elegant bay windows to the drawing room and dining room and a wonderful vaulted bedroom with exposed timber framing. Within the garden are a number of high brick walls, the remnants of a kitchen garden to the former house on the site. To the front of the property is an elegant brick gabled entrance with railings to one side leading out onto High Street. This is the first time Beechmount has been on the market in nearly 50 years and offers a wonderful opportunity for a comfortable and individual family house in a sought after village.

### Services

Mains water, electricity, gas and drainage.

### Tenure and Possession

Freehold with vacant possession on completion of the purchase.

### Local Authority

Canterbury City Council. Tel: 01227-862000. [www.canterbury.gov.uk](http://www.canterbury.gov.uk)  
Council Tax Band "G" with review pending.

### Development Uplift Clause

The property will be sold subject to a development uplift clause reserving 50% of the increase in the value of the garden, should planning consent be granted for residential or commercial development in the area shown hatched on the attached plan for a period of 25 years from completion. Payment will be due upon the grant of planning permission.

### Viewing

By appointment with the agents. Telephone: 01227 710200. Email: [Fordwich@gwfinn.com](mailto:Fordwich@gwfinn.com). If you are unsure about any details of this property, please speak to a member of GW Finn & Sons who has seen the property prior to your visit.





**Guide Price - £695,000**

**The accommodation is as follows:-** (N.B. all measurements are given in metric, with the imperial equivalent in brackets and are an approximate guide only.)

**ON THE GROUND FLOOR -** Panelled front door to:-

**Hall** – 4.11m x 2.26m (13'5" x 7'5") with woodblock floor, under stairs cupboard and stairs to first floor.

**Dining Room** - 4.05m x 3.02m (max) (13'3" x 9'10") with bay window, bookshelves to one wall and fireplace with brick surround.

**Breakfast Room** – 4.21m x 3.09m (13'9" x 10'1") with fitted dresser, a range of cupboards and doors to hall and kitchen.

**Kitchen** – 4.16m x 2.12m (13'7" x 6'11"). Fitted with wall and floor units with worktops over, double bowl stainless steel single drainer sink unit, plumbing for washing machine and dishwasher, electric cooker point.

**Drawing Room** – 6.61m x 4.03m (21'8" x 13'2"). Double aspect and exposed ceiling timbers. Bay window with window seat overlooking garden and further roundel window. Fireplace with wooden mantle surround with marble slips. Door to:

**Garden Room** – 3.23m (average) x 2.80m (10'7" x 9'2") with French doors to terrace, double aspect and door to:

**Music Room** – 3.60m x 2.57m (11'9" x 8'5").

Rear Lobby with door to outside.

**Cloakroom** – WC and pedestal wash basin.

**Study** – 2.80m x 2.22m (9'2" x 7'3") also housing a Myson gas fired boiler.

**FIRST FLOOR** – The stairs rise from the hall to a small landing with a skylight.

**Bedroom One** – 4.23m x 3.13m (max) (13'10" x 10'3") with wardrobe and views over the vegetable garden.

**En suite bathroom** – panel bath with Mira electric shower over, wash basin in vanity unit, low suite WC and linen cupboard and wardrobe.

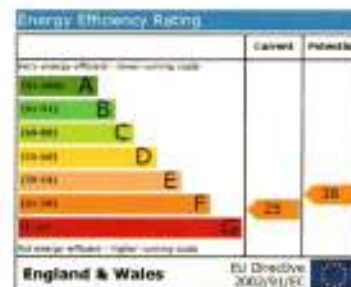
**Bedroom Two** – 4.17m x 3.07m (max) (13'8" x 10'0") with bay window.

**Bedroom Three/Dressing Room** – 4.36m x 2.30m (14'3" x 7'6") with double aspect leading through to:

**Inner Landing** with airing cupboard housing hot water tank.

**Bathroom** with panelled bath, low suite WC and pedestal wash basin.

**Bedroom Four** – 4.68m x 4.02m (15'1" x 13'2") including wardrobes, vaulted to full height with exposed ceiling timbers and double aspect.





## OUTSIDE

Beechmount is set in a wonderful garden setting of approximately 1.2 acres. Within this area is a glade of woodland, above the house, of approximately 0.6 acres and to the rear of the house is a banked area with vegetable beds, rose beds and a number of fruit trees. To the northern corner of the garden is the remains of a high wall, presumably from a greenhouse, facing south east with a number of fruit trees planted against it.

The gardens to the front of the house are principally laid to lawn with a number of herbaceous shrub beds and specimen trees, including false acacia, yew, flowering cherry and a magnificent copper beech.

Close to the garden room is a south facing terrace, ideal for al fresco dining, with a beautiful mature wisteria growing along the front of the house.



### Agents Note

- 1 Fixtures and fittings are specifically excluded from the sale and the Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2 A Home Information Pack is available for inspection at the Fordwich Office of the agent.

### Property Misdescriptions Act 1991

We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale.

Messrs. G.W. Finn & Sons for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. G.W. Finn & Sons has any authority to make or give any representation or warranty whatever in relation to this property.

Details produced in May 2010 – Ref. NAR/tam

GW Finn & Sons, Brooklands, Fordwich, Canterbury, Kent. CT2 0BS



Fordwich 01227 710200

Sandwich 01304 612147

[www.gwfinn.co.uk](http://www.gwfinn.co.uk)





3/2023

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A selection of properties recently sold in the area

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Walmer

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Elham

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Hawkinge

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Ash

01304 813666

Saltwood

01303 260666

Tel: 01303 840422

Email: [elham@colebrooksturrock.com](mailto:elham@colebrooksturrock.com)

[www.colebrooksturrock.com](http://www.colebrooksturrock.com)

Property

colebrooksturrock.com

# Scene

February  
2023



Specialists in quality residential property



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Tel: 01303 840422

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# Ever wondered what is behind the green and yellow doors on the High Street in Bridge?

## Featured Property

It is not immediately obvious of what awaits you, behind the bright yellow door, but once inside, you'll be surprised to find ornate railings with double gates leading you to a tiled court yard garden. A pretty period cottage looks back at you, beckoning you to come in and tarry a while. Deceptive in size and not without some quirky and interesting features.



Full of charm and yet positioned right within the centre of the village, benefiting ease of access to all the varied and local village amenities; a special place indeed!



Two bedrooms, three reception rooms, two bath / shower rooms, cloakroom, utility room and carport. No Chain. Guide Price £395,000



## View Point Kelli Heynes – Area Manager

Following 14 consecutive quarters of rising property prices, the housing market is starting to soften. This slow-down can be attributed to the changed economic conditions the market is facing, and particularly the increased cost of borrowing. Pricing your property right, is the key to a successful sale and it becomes even more pertinent in a tricky or cooling market.

We often find that the most critical time to find a buyer is during the first couple of weeks the property is marketed. If the initial price is too high then it's much more likely to stick around on the market and get stale, meaning you may have to reduce the price to gather interest. By agreeing a price with your agent from the beginning, that is competitive and in line with the market as a whole, this will help generate more viewings and normally lead to a quicker sale, without the need for a price reduction.

The Directors and Managers of Colebrook Sturrock have long experience of such property cycles and can advise on how to adapt intelligently to such a changing marketplace, assisting our clients in successfully achieving their next move.

Regardless of economic headwinds, there will always be people who need to move, and we remain in a very supply-constrained market, where, even if buyer demand falls, it will still outweigh the number of available homes. Even though buyers are inevitably cautious in this climate it is down to us to give them the confidence they need to buy their next home...

...could it be yours?

## We have moved!

You may have noticed that we've not been in our usual place...

The staff from the **Bridge Office** are now based at our partner office in Elham. Please be assured that all telephone calls and emails to Bridge will automatically divert to Elham, however, you may also contact us directly on **01303 840422** or **elham@colebrooksturrock.com** and a member of our team will be happy to help you.

We are open 9:00 – 17:30 Monday to Friday and 9:00 - 16:00 Saturday at our **Elham branch**.

## Business as usual







BR002809

A spacious mid terraced former oast house  
known as



## 1 Great Pett Oast Bridge

£415,000

Offices at:

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

tel: (01304) 612197 fax: 617778 email: sandwich@colebrooksturrock.co.uk  
tel: (01227) 831999 fax: 832521 email: bridge@colebrooksturrock.co.uk  
tel: (01843) 863100 fax: 865050 email: broadstairs@colebrooksturrock.co.uk  
tel: (01843) 833200 fax: 833311 email: minster@colebrooksturrock.co.uk  
tel: (01304) 852212 fax: 853632 email: st.margarets@colebrooksturrock.co.uk  
tel: (01304) 381155 fax: 381166 email: walmer@colebrooksturrock.co.uk



- Lettings 19 Market Street, Sandwich, Kent CT13 9DA tel: (01304) 612197 fax: 617778 email: lettings@colebrooksturrock.co.uk
- Land & Development 19 Market Street, Sandwich, Kent CT13 9DA tel: (01304) 612197 fax: 617778 email: landanddevelopment@colebrooksturrock.co.uk







## **SITUATION**

The property is situated in the village of Bridge which offers a variety of shops including butcher, bakers, mini market, chemist/ post office, hairdressers, health centre, pubs, restaurants and a very well respected primary school. There are regular bus services into Canterbury, and the station at Bekesbourne approximately 1 mile distant, provides regular services to London and the Kent coast.

## **PROPERTY**

A spacious mid terraced former oast house being one of a pair, along with adjoining cottage, situated in the sought after village of Bridge. The property has attractive rural views to the front and 2 paddocks suitable for grazing etc.

The property has spacious rooms comprising:

Entrance hall, lounge, farmhouse kitchen, utility room, 4 bedrooms one with ensuite shower room and office, family bathroom, gardens and parking.

## **The Accommodation With Approximate Measurements Comprises: -**

### **STORM PORCH**

Stable door to:

### **ENTRANCE HALL**

Coat hanging space, part glazing to side giving view through to :

### **LOUNGE**

18' 2 x 12' 5 (5.54m x 3.78m) x 10' 2 x 5' 8

L shaped room, fitted gas fire with coal effect living flame, wood flooring, TV aerial point, wall light points, exposed ceiling timbers, rural views from window. Latched and braced door to:

### **INNER HALL**

Radiator, exposed ceiling timbers, some exposed brickwork, understairs storage cupboard, wood flooring, stairs to upper floors, door to:

### **UTILITY ROOM**

9' 4 x 5' 10 (2.84m x 1.78m)

Space and plumbing for automatic washing machine, wall mounted cupboards, wall mounted gas boiler supplying domestic hot water and central heating, wood flooring, exposed ceiling timbers.

### **FARMHOUSE KITCHEN/FAMILY ROOM**

25' 9 x 11' 9 (7.85m x 3.58m) max

Very spacious room with fitted pine farmhouse style range of base and wall units with china handles and under lighting, wood work tops. Deep white butler sink with antique style mixer tap, tiled splash back, "Stoves" double dual range oven, space for fridge freezer, two radiators, three wall light points and inset ceiling lighting, exposed ceiling timbers and wood flooring, windows to rear.

### **FIRST FLOOR**

Mezzanine landing with feature beam and display shelf, further stairs to first floor.

### **BEDROOM 1**

18' 2 x 17' 10 (5.54m x 5.44m)

Very spacious room formally Kiln room, with partial open ceiling giving access and view to cowl, wood flooring, two double panel radiators, lead light window, telephone point, 4 wall light points.

### **BEDROOM 2**

13' 0 x 11' 10 (3.96m x 3.61m)

Lead light window to rear, double panel radiator, exposed ceiling timbers.



**BEDROOM 3**

12' 9 x 11' 9 (3.89m x 3.58m)

Window to rear, exposed ceiling timbers, double panel radiator.

**FAMILY BATHROOM**

White suite comprising: Bath with mixer tap and shower attachment, low level W.C, vanity unit with inset basin and cupboard below, corner shower, complimentary wall tiling and ceramic tiled floor, extractor fan, inset ceiling lights, shaver point, fitted wall mirror, chrome ladder radiator.

**SECOND FLOOR****BEDROOM 4**

15' 10 x 14' 0 (4.83m x 4.27m) max

Exposed ceiling timbers, small loft access, sloping ceilings on 2 sides, dormer window with original external pulley, eave storage cupboard, further velux style window, radiator.

**OFFICE**

9' 0 x 7' 6 (2.74m x 2.29m) max

Sloping ceilings, velux style window, radiator.

**EN-SUITE SHOWER ROOM**

Shower cubicle with glass pivotal door, wall mounted electric shower, low level wc, pedestal wash hand basin, single panel radiator, extractor fan, velux style window, inset ceiling light.

**GARDEN**

Paved patio area, further area mainly laid to lawn with curved brick wall to adjoining boundry. Brick built garden store and two further timber stores, further fenced boundary and gate giving access to drive with parking.

**PADDOCKS**

We understand from the seller that there are 2 paddocks on the far side of the drive of approximately 2 acres in total. **(To date we have been unable to verify the measurements.)**

**SERVICES**

All mains services are understood to be connected to the property.

**LOCAL AUTHORITY**

Canterbury City Council, Military Road, Canterbury, CT1 1YW

**COUNCIL TAX BAND: F****VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents, **Colebrook Sturrock and Co. 01227 831999.**

**AGENTS NOTE**

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

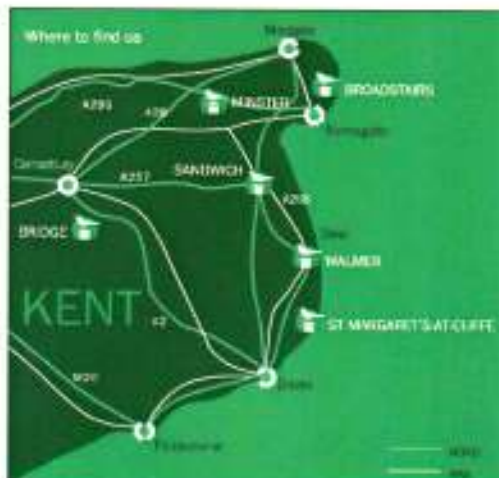












Messrs Colebrook Sturrock & Co themselves and for the vendors or lessees of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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