

COMPANY INFORMATION & CASE STUDIES

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

We are a leading residential development company with a unique ability to unlock land and build beautiful homes, everything from 'one-off' stunning detached houses to modern multiple apartment and housing schemes.

UNLOCKING LAND, BUILDING BEAUTIFUL HOMES

We work throughout Surrey, Kent, Sussex and South East London where our knowledge of local planning procedures is maximised.

We often succeed where other developers fail, and this is due in no small part to our in-house architectural and planning team. As experts, we are able to realise the potential of a site and therefore maximise the land value for the owner. We are proud to forge productive partnerships with both clients and planning authorities to seamlessly and consistently plan, design and construct beautiful homes.

All our developments are bespoke and adhere to the principles we have established over several years in the business. These include working in sympathy with both the local character and a site's setting, using modern methods of construction, working sustainably and designing properties using the finest materials and latest features and technologies.

If you own a piece of land that offers development potential then we would love to speak with you. We work privately on a one-on-one basis in complete confidence.

Over the following pages, we introduce a few of the different developments we have recently completed and are currently promoting. Should you wish to find out more, please visit our website at chartwellpropertygroup.com or call us on 01883 460 460.

LUXURY DEVELOPMENTS

1 GRESHAM ROAD, OXTED Eight, two-bedroom apartments

The site of a former nursing home, Gresham Road demonstrates our combined strengths as a business. Initially, Tandridge District Council was opposed to a residential development but our planning team worked tirelessly and expertly to illustrate the benefits of building luxury apartments in the centre of Oxted Town Centre. Our in-house architects were able to design a scheme that maximised use of the site to create eight stunning 1,000 sq ft apartments, and a scheme with a high aesthetic that still draws plaudits. We co-ordinated with the owner who was given ample time to relocate his guests.

2 CHURCH HILL, CATERHAM 12 apartments

We were approached by a local agent given our experience of managing highly sensitive land acquisitions. The family home located close to Caterham Station was owned by a 106-year old lady who was moving into a nursing home. The incumbent family required a rapid solution to meet the financial demands of care and managed housing. Worse still, the original purchasers let them down but we were able to step in and resolve the situation quickly and efficiently. We purchased the land for cash, completing within a timescale to suit the family and planning was granted for 12 exclusive apartments which now look stunning.

3 WINDMILL RISE, WARLINGHAM Three, five-bedroom family homes

Previously a rundown bungalow located in a private road in the attractive village of Warlingham. Our planning team identified an opportunity to redevelop the property and garden for three premium family homes with stunning 180-degree views of the surrounding countryside. Our cash offer was accepted by the homeowners and a deal completed within seven days. Our team worked with the local planning authority to secure permission for the development despite fierce opposition from several neighbours. The development was a fantastic success.



Chartwell have negotiated the purchase of numerous pieces of land throughout the South East to enable the construction of a number of luxury homes. From the purchase of garden land from a Bed and Breakfast struggling to maintain the size of its garden to the purchase of a house previously owned by a member of Fleetwood Mac. A selection of our 'single and double-plot' developments are pictured below.



FAMILY HOUSING

Family housing developments bring Chartwell the greatest pleasure. These larger developments consisting of 3-30 units usually involves the negotiation and purchase of numerous sections of land. The largest land assembly we have achieved to date involved sixteen different landowners. These deals often take a little longer to pull together given the number of interested parties, however, these are the developments that we at Chartwell are most proud of as the end results are stunning. Below is a selection of our family developments that we have secured planning on and constructed.



1 OSCAR CLOSE, PURLEY 12 four & five-bedroom family homes

Oscar Close represents one of our finest achievements. Our land team dealt with ten separate land owners to negotiate the purchase of each of their gardens to produce enough space for the development of 12 houses. We held lengthy and highly informative meetings with all owners and surrounding neighbours to directly ease the concerns of individuals and to gain support. Planning was secured and the scheme was built using a very high level of skilled workmanship.



2 TUPWOOD GARDENS, CATERHAM 13 family homes

In a triumph of opportunism, Tupwood Gardens was purchased with planning consent already in place and improved in terms of individual house layouts. The 13 houses were designed and given the challenges of its hillside location, our construction team still managed to succeed in building the project on time and on budget to provide stunning new, three and four-storey homes for local families.

3 CAMPBELL CLOSE, HOOKWOOD 11 family homes

The garden land owned by 1 Belmore Cottages was purchased with an already established planning consent for six small homes. Our land and planning teams worked in perfect harmony with the local council to secure an improved development layout of 11 homes, testament to our foresight and planning experience.



TOWN CENTRE DEVELOPMENTS

A number of our developments are built in close proximity to mainline stations, local shops and amenities.



1 PHOENIX LODGE, BROMLEY 13 apartments

Located next to Chislehurst Train Station. We purchased the land by way of an 18-month option. Initially refused due to political reasons at local level but won the Appeal for 13 apartments. A revised application for 12 apartments was also secured on the site in the interim. The high-specification building looks absolutely stunning with feature stream and ample parking for visitors.

2 AVERY DRIVE, HORSHAM Six houses

We were contacted by three homeowners who had been let down by a previous developer. Chartwell stepped in to purchase the land, improved the design and layout of the development and have constructed a great development of six houses within close proximity of Horsham Town Centre. Planning has now been secured for an additional four houses on-site taking the total to ten family homes.

3 OVAL ROAD, CROYDON Nine apartments

A commercial site located in the heart of Croydon Town Centre. The owners had successfully let the premises for over 20 years before their long-term tenants handed in their notice and vacated the site leaving it to fall into disrepair, making it impossible to re-let the premises without significant investment. At the invitation of a local agent, we approached the land owners with a proposal to purchase the land for residential development, but given its current use we had to demonstrate via a marketing campaign that the loss of employment on this site was acceptable. Following 12 months of negotiation with the local planning authority consent was secured for nine fantastic apartments within walking distance of East Croydon station.

GREENBELT SPECIALISTS

One area we specialise in is the development of houses located within the Greenbelt. For example Tandridge is 94% Greenbelt so we often have to determine the best strategy for a piece of redundant land.

1 HONEYPOT LANE, EDENBRIDGE Four bed detached home

The demolition of a large dilapidated garage block made way for this beautiful four-bedroom detached home with far-reaching views over Greenbelt beyond.

2 GAINSFORD PLACE, LINGFIELD Nine family homes

The construction of nine family homes and an authentic woodland walk has been heralded as a lasting improvement upon the once-dilapidated agriculture outbuildings that previously occupied the site. Working with the local Parish Council we managed to arrive at a scheme that was sympathetically designed to fit into its surroundings allowing our planning team to come up with the appropriate 'special circumstances' argument given its Greenbelt location.

3 TANDRIDGE LANE, LINGFIELD 22 farm-style houses

An existing equestrian centre had been marketed for over eight years without a successful sale. Chartwell's land team negotiated a purchase subject to planning. Planning has now been granted for 22 stunning 'farmstead' family homes surrounded by 20 acres of paddocks and new wildlife feature pond which have been designed to improve the 'openness' of the Greenbelt.



STRATEGIC LAND

We are extremely proud to be able to promote land for future housing developments from 30 – 250 homes.

1 WHYTELEAFE ROAD CATERHAM

This opportunity involved the land assembly of seven different owners. Initially planning was secured for 14 houses in the rear gardens of five houses then through five years hard work terms were agreed for a sixth section of land to secure planning for a further 34 houses bringing the total development up to 48 much-needed family units (6 apartments and 42 houses).

2 SHELTON SPORTS WARLINGHAM

In response to Tandridge District Council's need to deliver new housing stock, we identified a number of potential development sites that were located within the Greenbelt. One such opportunity was a former sports centre which had been vacant and disused for over eight years and at risk of vandalism and falling into complete disrepair. We made a direct approach to the existing owner and a five year contract was agreed for the promotion, purchase and development of the land. The land has now been successfully allocated for future housing.

3 PARK LANE WARLINGHAM

A previous horse field with accompanying house was purchased by Chartwell unconditionally. The land was promoted through the Tandridge Local Plan and has been allocated for 50 new family homes within close proximity to Warlingham Village shops and amenities.

4 ASHFORD ROAD HIGH HALDEN

Our land team first identified this opportunity in the well-known industry magazine Estates Gazette. Moving quickly we negotiated a cash purchase with liquidators for the 3.5-acre Kent Council Depot Yard site based on a five-day exchange. Following consultations with the Local Parish Council and a number of neighbours, we developed a scheme for 25 homes aimed at young local families.

CONVERSION PROJECTS

1 HIGH STREET, OLD OXTED Three-bedroom family home

A triumph of vision and a prime location, this former lawnmower shop and one-time Honda specialist had been run by the Hillier family for over 50 years. We saw and seized the opportunity to purchase the property and surrounding land for development.

Drawing on our understanding of local planning processes, we secured agreement for the conversion of this old shop into a contemporary classic three-bedroom family home. Three additional homes were built on the surplus land to the rear.

2 NEPICAR LODGE, WROTHAM HEATH Five, two-bedroom apartments

Today, Nepicar Lodge consists of five luxury apartments that offer fine contemporary living and plenty of character. Our planning team worked tirelessly with the local Conservation Officer to propose and secure the conversion of this Grade II listed building. The subsequent design, refurbishment and construction ensured all materials used guaranteed Nepicar Lodge was restored to its former glory.

PROPERTY/LAND BUYING PROCESS



"Chartwell were an absolute pleasure to deal with from start to finish. I had been approached to sell my land on a number of occasions but from the second I met Chartwell I could tell they were a different level. Professional from the outset, securing planning despite facing tremendous objection from local opposition. They were happy to work to a timeframe to suit me for completion. No better developer to work with, my experience with Chartwell has been nothing but superb and I would highly recommend them."

IAN WINFIELD
FORMER OWNER OF OLDENCRAIG
EQUESTRIAN CENTRE, LINGFIELD

"For some time we had considered selling part of our garden and had spoken to several developers. For us it would be a once-only experience so we wanted to get it right, particularly as we were staying in our property. We had to select a company that could pay a competitive value for the land and most importantly could deliver planning consent. It was apparent Chartwell had an amazing track record in gaining planning permission. Martyn Avery was a regular visitor to our home and we chatted through the various options. He was unhurried and took time to answer our many questions. Even when we moved the goalposts he was his calm and patient self. We particularly liked his quick responses and from time to time he brought in other members of the Chartwell team to cover specialist areas. We had placed our trust in Chartwell and they excelled in our expectations and were fantastic to work with. Moreover, we thoroughly enjoyed the experience and the house next door is a top quality home and has enhanced the value of our house too."

CHRIS & LESLEY TODD
OXTED LANDOWNER

*The information and images provided within this brochure was accurate at the time of print i.e. some developments may have changed in design and description at the time of construction.

We at Chartwell pride ourselves on our ability to deliver successful planning consents combined with our attention to detail, enabling us to deliver the finest-quality build and specifications.



ROB ANDERSON
Managing Director

Rob was one of the founders of Chartwell. Rob is an accomplished golfer and cricketer and enjoys family time.



MARTYN AVERY
Land & New Homes Director

Martyn is a Director at Chartwell and oversees all land purchases and new home sales. A talented sportsman and family man.



LINDSAY GIBBONS
Financial Director

An integral part of Chartwell with over 35 years experience in the property industry. A dedicated mother and grandmother.



ANDREW FENNING
Design & Construction Manager

Andrew oversees the specification, construction and aftercare of all Chartwell homes. He enjoys rock climbing and surfing.

"I would like to recommend buying a Chartwell property as we have been very happy in our wonderful home that was built by yourselves. The house has been built and finished to a very high standard and the sales team were very professional and helpful. The after sales services were second to none and any minor defects were dealt with quickly. I feel like I have received value for money when buying my property and we are very satisfied with the interior and design within our house. Thank you for all your help and we would be happy to recommend Chartwell in the future."

BRIAN & JANET GALLOWAY
HOMEOWNER, CAMPBELL CLOSE,
HOOKWOOD



GEMMA ROBINSON
PA to the Directors

Gemma supports the Chartwell Directors. She is a keen reader and enjoys a glass of wine on Friday night.



RICHARD TUXFORD
In-house Designer

Richard is often complimented on his ability to think 'outside the box' and produce bespoke house designs. He enjoys fine dining.



GABRIELLE DALLIGAN
Customer Relations Manager

Gabrielle deals with all new home purchasers. She is on hand for any aftercare queries once a purchaser has moved into their new Chartwell home. Gabrielle has a fantastic eye for interior design.



MARY BELL
Bookkeeper

Mary assists with maintaining our financial accounts. She is a keen golfer who also enjoys skiing.

"I was thankfully introduced to Chartwell by a colleague, I uncharacteristically bought off plan, the property prospectus was inspiring, the outcome was even better. Chartwell made the whole process uncomplicated, from the options on finishes to the handover, a process that was handled with great efficiency, affording as much time as I needed. Chartwell have been a delight to work with, being both professional and honest, they kept me advised of the build progress at regular intervals, so I had no surprises! I would certainly recommend them to anyone looking for a top-quality property, built by professional, trustworthy people."

MR BUCKINGHAM
GRESHAM ROAD, OXTED

"We love selling Chartwell Homes as the quality and workmanship of each individual house or apartment is second to none. They seem to improve their level of specification from one development to the next, often trend setters in the market. We have worked with Chartwell for over ten years and feel they are very honest and in our mind one of the best developers in the market."

COLIN BARWICK
RAYNERS ESTATE AGENTS

CONTACT US

Should you want to discuss the potential sale of your land privately and confidentially, please contact us on:

01883 460460
info@chartwellpropertygroup.com
chartwellpropertygroup.com

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