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No. 92

January 2014

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Local lottery launched to save Soper Hall

The Soper Hall Community Centre, a registered charity, is giving people the chance to win up to £25,000 and help a good cause at the same time.

Soper Hall Community Centre has joined the Unity Lottery, which is already helping more than 250 charities raise money across the country and pays out thousands of pounds in prizes every week. People who play the lottery, which is run by Sterling Lotteries based in Barrow-in-Furness, Cumbria, pay £1 every week to receive a

unique six digit number, with 50p of that going towards the Soper Hall refurbishment fund.

A lottery draw takes place every week with prizes from £5 to £25,000 up for grabs. Although the charity will promote and market the lottery, Sterling is in charge of administering and running the scheme.

The Soper Hall Community Centre Ltd. was formed to oversee the asset transfer of the building from Tandridge District Council to the community. It is a company

open to any member of the community to join and help run. In its current format the 102 year-old building is unsustainable and a major refurbishment is required to create a modern, fit for purpose community centre that will serve the community of Caterham and Tandridge district for the next 100 years. This will require raising at least £5m to fulfil the 'Grand Vision' (see www.soperhall.org.uk). Chairman of Soper Hall Community Centre Ltd., Graham Tapley, said: "By having our own, but professionally run, lottery we will be able to offer a unique opportunity for the community to show their financial support and at the same time



The Soper Hall.

enjoy the experience of a potential lottery win. All funds raised this way will go in to the pot alongside other fund raising initiatives". For more information on how to join the Soper Hall Community Centre Lottery contact Soper Hall Manager, Tony Blyth, on 01883 340678 or email tony@soperhall.org.uk



Soper Hall Manager, Tony Blyth.

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Council puts Rose & Young firmly back on the agenda

Tandridge District Council ('TDC') formed a new Working Group recently to focus specifically on solving the problem of the derelict Rose & Young showroom in Croydon Road, Caterham.

On Tuesday 3rd December the Working Group, made up of local district councillors, hosted a meeting in the Soper Hall, Caterham. The meeting was held to discuss the way forward with members of the public and invite suggestions for future use of the building.

Amongst those present was the Head of Planning at TDC, Piers Mason, the Deputy Chairman of Surrey County Council, Sally Marks, Chris Windridge representing the CR3 Forum and Neighbourhood Plan, local architect Random Greenway and members of the Rose & Young Action Group made up of concerned local business owners who have been putting pressure on the council to sort out Rose & Young over the last four years. The Action Group has also explored various possible solutions over the years, including trying to find a developer to fund a Compulsory Purchase Order ('CPO') as TDC say they are not in a position to fund a CPO themselves.

At the opening of the meeting the Chairman of the TDC Working Group, Councillor Jane Ingham, said: "The object of tonight's meeting is to review progress to date and any other options for the site. We are very conscious that the site is in private ownership and that the owner has broken many promises." According to Chris Windridge the Neighbourhood Plan could be the 'game changer' as it will produce a strategic plan for the



Members of the public at the meeting in the Soper Hall.

town centre with wide community engagement. The plan, he said, would give more leverage to the council to get the site re-developed at last.

However, others at the meeting were less optimistic. Local resident, John Harvey, said: "I am sick and tired of hearing Tandridge councillors say that the council does not have money to spend on compulsory purchase. If set up right a CPO can be a nice earner for a council. You just need the right people to do this."

After much discussion TDC Chairman, Beverley Connolly, summed up by saying: "What we do have in this town is a great community spirit. We are lucky in this town to have the

sort of people who come together to try and resolve local issues such as Rose & Young." Jane Ingham announced that the Working Group would report back to the Planning Policy Committee in March after they have collated information and spoken to other local groups. Afterwards, local businessman, Marc Hansen, a member of the Rose & Young Action Group said: "TDC were not able to do anything in the past and it seems the new Working Group has no sense of urgency - we are simply stirring the same old pot."

What do readers think should go on the site? Please send your views to editor@caterham-independent.co.uk

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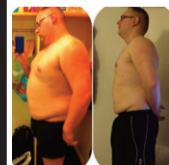
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CR3 Forum calls on residents to help with research



During the course of their research, members of the CR3 Forum who are putting together the Neighbourhood Plan for Caterham, Chaldon and Whyteleafe have found that land is required for a number of uses, not just for housing. In preparing the Neighbourhood Plan the CR3 Forum needs to find out what sites are available for the following purposes and are asking local residents to contact them if they have or know of land that might be available. They would also be interested to know of any other suggested uses for land that are not listed. The list the CR3 Forum has come up with during its research is as follows:

- Housing
- Business Development
- New school
- Improved doctors surgeries in Whyteleafe

- Enlargement of the Caterham Hill Library
- Cinema
- Cemetery
- Allotments
- Community hub for Whyteleafe
- Playground for Chaldon
- Parking facilities
- Pocket parks
- Waste collection site
- Anaerobic Digester
- Solar Farm

Please email info@cr3forum.org.uk. Emails will be treated in confidence. To discuss with a member of the CR3 Forum first, contact Geoff Duck, Chairman of the Steering Group of the CR3 Forum on 01883 577008 or 07970 286442. Alternatively, write to CR3 Forum, Soper Hall, Caterham CR3 6HY.

Look who popped down to Chaldon!

On Thursday 5th December, members of East Surrey Conservative Association were delighted to welcome the Rt Hon Iain Duncan Smith MP to their Annual Dinner at Surrey National Golf Club in Chaldon. Mr Duncan Smith, the Secretary of State for Work and Pensions, arrived just in time for dinner and gave an entertaining speech, having rushed to Chaldon from Westminster after the announcement of the Chancellor's Autumn Statement earlier that afternoon.



Cllr. Jane Ingham with Iain Duncan Smith at Surrey National Golf Club.

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Loved ones remembered at special Christmas service

One of the many special church services taking place across the district this Christmas was the Pinks Funeral Directors Remembrance Service held on Saturday 7th December at All Saints' Church in Warlingham.

Reverend Jeremy Blunden and Reverend Michelle Edmonds conducted the service that also featured readings by members of Pinks Funeral Directors, Gareth Walsh and Pippa Scott and Civil Celebrant Debbie De Vito.

During the service members of the congregation were invited to light a candle in remembrance of their loved ones.

Caterham Town Crier Sonia Hunt was in attendance by special invitation, and lit a candle in memory of her late adoptive parents.

After the service Sonia said: "I thought it was a beautiful



Reverend Jeremy Blunden and Town Crier Sonia Hunt with, from left, Kelly Scott, Pippa Scott, Gareth Walsh and Paula Hergest of Pinks Funeral Directors.

service and very moving. It was lovely to see so many people in the church, coming here especially to remember their loved ones at Christmas."

After the service the congregation were invited into the vestry for refreshments and to write a message on a star to put on the Memorial Christmas Tree.

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Caterham's Marine Cadet unit goes from strength to strength

It is three years since Caterham Sea Cadets introduced a new Marine Cadets section to the unit and there are now ten Marine Cadets training alongside the flourishing Sea Cadet unit. Next year is the 350th anniversary of the Royal Marines and the young Marine Cadets have been invited to take part in every parade in London, including the Lord Mayor's Show and a review at Buckingham Palace held by Prince Philip, the Colonel Commandant of the Royal Marines.

In addition to the formal parades the Caterham cadets have other excursions planned for next year including a lot of living under canvass and fending for themselves!

Detachment Commander, Sergeant John Wood, said: "Our aim is to keep it fun, get out as much as possible and keep being in the classroom to a minimum. We make them have short haircuts but they keep coming back!"

Amongst this year's excursions the Cadets went to the Royal Marine Museum in Portsmouth where they went into a Viking armoured personnel carrier and a Sea King helicopter.



Marine Cadets on parade.

Marine Cadet MC2 Noah Cockram, 16, said: "I was curious to see what goes on here and it turned out to be great. It is lots of fun with lots of activities."

Boys and girls can join the Sea Cadets at the age of 10 and if they wish to can go on to join the Marine Cadets when they reach the age of 13. The cadets meet every Tuesday and Friday evening at their HQ in Caterham-on-the-Hill.

The unit would love to welcome new recruits. For more information or to arrange a visit call 01883 345775 on Tuesday or Thursday evenings or e-mail info_caterham@yahoo.co.uk




Junior Cadet, Julia Soper, 10, helping to keep things ship-shape at HQ!

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Diary of a Plantaholic

by Sue Baines

I hope you all had a super Christmas, and are looking forward to the new gardening year. If, like me, you got lots of garden vouchers, you may be itching to spend them. Now is a very good time, but you do need to be discerning. Look at the bulbs - not just the packaging. Make sure they are plump, not dry, and shrivelled.

Lots of topiary and shrubs can be a bargain, but look carefully as to why it is cheap. Has it just been in its pot too long? Do you have the time, space and perfect place for it? Will it be too heavy once potted on? Will you have time to feed and nurture it? Or is it in the bargain section because it is diseased? Are there lots of notches round the leaf (possibly vine weevil), which may mean the grubs are eating the roots, and therefore best avoided?

I've been hankering after some evergreen hollies,



Sue Baines

even though Christmas is over. They are still a beautiful foliage plant with or without berries. They are slow growing, but once established, are very tolerant. The plain green are excellent for fairly dense shade, although you may get less berries if it's too shady. If berries are important, seek advice, as unfortunately you need both male and female in fairly close proximity. To make things more confusing, many female named plants are actually male!! Don't let this put you off though, as it is still a diverse, beautiful range, and well worth a place in every garden.

Quick Quiz

by Alec Herbert

As the New Year dawns, five 'new' questions. Happy New Year!

1. Who wrote the novel 'Brave New World'?
2. 'I'd like to teach the world to sing' was one of the most successful commercial jingles of all time and was a massive British hit for which group?
3. Who composed what is popularly known as 'The New World Symphony'?
4. Trenton is the capital of which U.S. State?
5. In which TV programme did Rick Mayall play a character named Alan Beresford B'Stard?

Answers:

1. Aldus Huxley!
2. The New Statesman.
3. Antonin Dvorak!
4. New Jersey!
5. The New Statesman.

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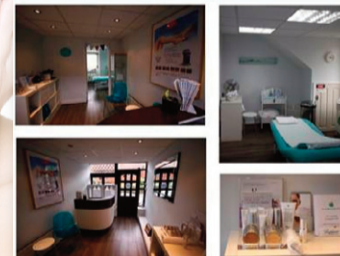
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In the spotlight

This month we feature local resident, **Terry Byfield**, who is the **Communications Manager for Crystal Palace Football Club**.



Terry Byfield.

Birthplace: Croydon.

Marital Status: Single.

Car: Ford Focus Zetec.

Occupation: Communications Manager, Crystal Palace FC.

Favourite Food & Drink: Steak / Lager.

Pastimes: I enjoy watching most sports.

Likes: Listening to music; Watching TV; Honesty.

Dislikes: Traffic; Time-wasters; Lateness.

Favourite TV show: Too many to single one out.

Biggest influence on your life: Just always try and learn from those that do their job the right way.

Proudest moment: When my department at work receive awards for our work.

Favourite sport: Other than football, cricket.

What other career would you like to be in: Broadcasting.

Who would you most like to meet? I am lucky in my job to have met a number of celebrities.

If you won the Lottery jackpot, how would you spend it? Pay the mortgage off and live comfortably.

Favourite song of all time: There are plenty of Soul and Motown classics that I like.

Favourite books: Autobiographies.

Favourite pantomime: Cinderella.

Favourite holiday destination: West Country in England.

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Croydon High supports Susanna on Strictly

Croydon High School really got behind their 'old girl' Susanna Reid as she progressed to the final of BBC's Strictly Come Dancing! The school has been supporting Susanna all the way, saying: "We think Susanna shows all the characteristics of a true Croydon High girl; energy, commitment, determination and style!" Susanna appreciated the support, responding to their tweets to express her thanks.



Croydon High School girls showing their support for Susanna.

Old girls asked to get in touch for Croydon High School's 140th anniversary celebrations

In 2014, Croydon High School will be celebrating its 140th anniversary and plans are in place to mark it with a number of special events. The school would like to reconnect with as many as possible of its alumnae to invite them to share in the celebrations.

Head teacher Debbie Leonard said: "We know that many of our alumnae

came from the Caterham area and we are in touch with a good number of them through our Ivy Link Friends and Alumnae association. However, we are sure there are many more that have lost touch with the school and we would love to reconnect."

If you were a Croydon High student, parent or staff member and would like to



reconnect with the school, please contact Karen Roe on 020 8260 7531 or via ivylink@cry.gdst.net. For any other enquiries, please contact Sue McGeown on 020 8260 7543 or via admissions@cry.gdst.net

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To find out more please come and visit us. Details of our next Open Event will be on the website or contact **Sue McGeown**, on **020 8260 7543** to arrange a personal visit.

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Budding law students from Warlingham School go to court for the day

by Lucy Jones

On Saturday 16th November a group of Warlingham School sixth form students headed off to Guildford Crown Court to participate in a charity-run event, the Bar National Mock Trials, run by the Citizenship Foundation. The charity run a variety of events to try and encourage and inspire young people in to participating in society and help them get a better understanding of the law, politics and democratic life. Each year around 2,000 students from Year 10 to Year 13 participate.

The group of Year 12 and 13 students spent several weeks preparing their roles for the trial. This year the school had a group of Year 12 students acting as jury and one student, Lucas Johncey, acting as court clerk. The rest of the students from Year 13 played several different roles including barristers, wit-

nesses and defendants. On the day of the trial the students had to participate in two court hearings before the judges decided which two schools would take part in the finals for the London region. The winning team would get the chance to go to Cardiff in March to take part in the finals with all the other regional winners. The first two rounds were cases on fraud and assault, where the students would

be judged on their skills and contributions by the head judge at the front of the court. Warlingham's students had two very strong rounds which left them with a place in the finals for the London region. Unfortunately for the Warlingham students the other team from Tunbridge Wells Girls' Grammar School gained more points in the final and won overall, but it was a very close call. Although Warlingham came extremely close to winning but ended with second place, the team was overjoyed with the outcome and the experience has only pushed them to work harder and improve.



Warlingham School students (from left): Bilal Shariff, Ella Ovenden, April Gunn, Alex Smith and Lucas Johncey.

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Eating Out

Visit Bollywood - Caterham Valley's trendy hot spot!

Review by Julia Church

The interior of Bollywood Indian Restaurant in Godstone Road, Caterham Valley, has had a makeover and the fresh colours and new lighting create an amazingly vibrant backdrop for a great night out. I visited recently with my friend Ann who lives in Sutton and has not been to Bollywood before. As soon as we sat down she remarked on the contemporary decor and modern feel to the restaurant. While we were deciding what to order, restaurant manager Khan told us proudly that the restaurant received a five star Food Hygiene Rating from Tandridge District Council recently, which is very hard to get.

The standard of the service and the cleanliness is certainly very high at Bollywood and the food was not about to disappoint us either.

After sharing a couple of crispy Papadoms, Ann and I tucked in to our starters, the Prawn Puri for Ann and the Vegetable Samosas for me. The vegetarian starter made a very pleasant change for me and Ann's prawns, which she let me taste, were lovely - nice and spicy but not too hot.

For our main courses Ann chose one of the Chef's Specialities, the Stuffed Chicken Massala, stuffed with spices, tangy potatoes, onion and flaked almonds cooked in yoghurt.

I chose the Lamb Shaslik from the clay oven - tender pieces of lamb roasted on a skewer. We shared a portion of Coconut Rice and a portion of Sag Aloo (spinach and potatoes) and the quantity of food we had was more than enough. Ann's chicken was a very generous portion of meat and came with a medium hot sauce. On the menu it said that it is one of the most popular dishes and we could see why. The combination of the meat, the



The stunning colour scheme inside Bollywood restaurant.

stuffing and the spicy sauce was perfect and Ann said she thought the coconut rice went with it very well. My lamb kebab was also good, with the lamb pieces nice and tender. As it was the run-up to Christmas there were several groups of people out celebrating and Bollywood certainly has a great ambience for an extra special night out. The food offers excellent value for money, especially on takeaways where they offer a 20% discount. To book a table or order a takeaway meal call the restaurant on 01883 349877.



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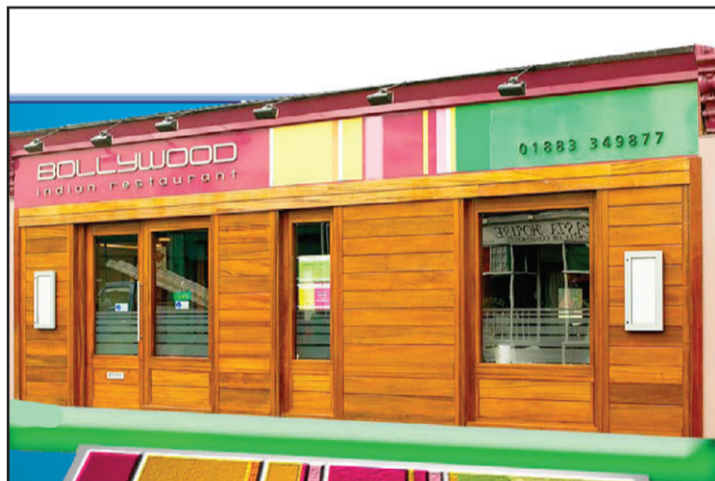
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Get your running shoes ready for the Rotary Bunny Fun Run 2014!

On Sunday 13th April 2014 the Rotary Club of Caterham is holding the seventh Easter Bunny Fun Run and 5k Race at Queen's Park, Caterham-on-the-Hill. The 1k Fun Run starts at 10am and the 5k Race starts at 10.30am. Runners/walkers may choose to raise money for their own charity or for Rotary charities. Many runners dress up in bunny outfits and every finisher is given an Easter egg with the prize winning best dressed bunnies and fastest runners getting larger eggs.

The club encourages charities to put together their own teams to take part in the race and raise funds. In 2012 both The 1st Caterham Scouts and the Sutton & Croydon MS Therapy Centre put in teams and raised about £2,000 each, having great fun doing it.

The 1k Run is mostly in the park and along Wood Lane with no roads to cross and marshals at each turn. The 5k Race is over an undulating course of grass, pathway and track through Chaldon and Caterham-on-the-Hill. The course record is 17 minutes 19 seconds. Can you beat it?

The Chairman of Tandridge District Council, Beverley Connolly, will be attending to start the runs and present the prizes.

Rotarian Richard York said: "Last year saw over 400 participants enjoy excellent weather and a party atmosphere in Queen's Park. Please come and join us in 2014 and help increase the £17,500



Runners at the Rotary Bunny Fun Run 2013.

donated to charity so far." A registration form and fee is required for each runner. The registration fee (non refundable) is £5 for the 5k Race and £2.50 for the 1k Run. Registration taken out on the day is double the pre registration cost. Registration reserves a place at the start of the race and the finisher's egg. Runners can enter online or request forms via www.rotaryruns.co.uk, by email request to rotaryruns@gmail.com, by post from 'Rotary Runs', 11a Queens Park Road, Caterham, CR3 5RB, or by telephone during business hours from The Caterham and District Independent on 01883 346641.

Caterham Rotary is very pleased to have the support of local sponsors who help keep the costs to an absolute minimum: The Caterham and District Independent, CATAX Ltd, Ross Cycles, Surrey National Golf Club, Nutfield Priory Hotel & Spa, Harestone Lops, Tesco and BCL Systems. .



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I will not compete in a run unless I am fit enough to complete it. I am taking part at my own risk, and the promoters or any person involved with the organisation of the event are not responsible for my well-being.

The runs take place in a public space and I understand that photographs and video are likely to be taken.

I consent to my photograph being used in promotion of the event in future. I have no objection to my details being held on a computer by The Rotary Club of Caterham for the sole purpose of the organisation of the event and notification of future events.

Old Caterhamians RFC receives full RFU accreditation

Old Caterhamians RFC have recently joined the growing list of Rugby Union clubs in Surrey who have achieved the Rugby Football Union (RFU) Accreditation. At the Old Cats Club Lunch on Saturday 30th November, the club's chairman Steve Dalglish and Girls Youth Manager, Karen Wimble, were presented with the award, which demonstrates the club's dedication to raise its standard of rugby union and develop its programme. Steven and Karen have been working for eight years towards the full award after starting their first Seal of Approval for the Mini and Youth section of the club in 2006. Old Caterhamians is a community-based, fully inclusive rugby club. Men, women, youth and minis teams all exist at the club, with the accreditation proving that all the teams are operating at a very high standard. Chairman Steve Dalglish said: "The award ensures



Surrey RFU Secretary, John Collins (centre) with Steve Dalglish and Karen Wimble at the RFU accreditation presentation.

that the club maintains England Rugby's required level of quality coaching and safety throughout all ages being coached at the club. This is only one advantage of the award as it also allows access to further funding opportunities which will allow the club to continue delivering the highest quality of coaching and improved facilities to all that wish to play the game." The club is always looking for players at every level and invites you to give rugby union a go! All information regard-

ing the teams and individual training times can be found on the club website - www.oldcats.co.uk Old Caterhamians also invite you to come along at any time, watch a game and enjoy the atmosphere of your local rugby club. Fixtures can be found on the website as well as the latest news and events. Old Cats can also be found on Facebook and Twitter at: www.facebook.com/Old-CaterhamiansRFC www.twitter.com/OldCatsRFC

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January 2014 - A New Year Resolution



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Woodhouse Centre is latest beneficiary of Tandridge Community Fund

On Monday 9th December the Woodhouse Centre manager, Dee Graham was presented with a cheque for £500 by the Chairman of Tandridge Community Fund, Mike Moss.

The cheque was part of interest earned by the Tandridge Community Fund. The Fund has been in operation for the last six years and was introduced by Mike in order to assist various small charities within the Tandridge District area. The fund works by having a permanent sum which will never be touched. It is the interest that the Fund earns that is going to assist the groups in the area. The Caterham and District Independent is proud to sponsor the Tandridge Community Fund.

If your charitable group is within the Tandridge district area and needs cash, then you can contact Mike and he will tell you what is involved. At present the sums being



The Chairman of Tandridge Community Fund, Mike Moss, presenting the cheque for £500 to Dee Graham, the manager of the Woodhouse Centre in Oxted.

given are still relatively small, but sixteen such groups have already been helped including the Caterham Sea Cadets, Godstone Playground Fund and Blanchman's Farm in Warlingham.

If you would like to donate to the fund in order help the permanent sum increase and earn more interest, then please contact Mike on 01883-713322.

Dancers put their best feet forward for Village Hall

On Saturday 7th December the members of Dancezing dance classes held their lively Christmas social at Chaldon Village Hall. Members shimmied and twirled the night away and enjoyed some seasonal refreshments, raising £350 for the Village Hall fund from the ticket sales.

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WHERE: Caterham Community Church, Coulsdon Rd, CR3 5NF

WHEN: Every Wednesday
12.30 - 2.30pm
Light lunch provided.

Caterham Job club is here to help those looking for work. Please let us know if you are able to join us!

Email office_ccc@yahoo.co.uk
Tel 01883 330162

www.gjobclubs.org
www.caterhamcommunitychurch.org.uk



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What's On

RSPB Talk

On Wednesday 8th January at 8pm, East Surrey RSPB is hosting a talk entitled 'Moroccan Spice' by Neil Glenn about birding from the Sahara to the Atlas Mountains. There will be refreshments at halftime and the talk finishes at 10pm. The fee is £3 for adults and £1 for children. All including non members of the RSPB are most welcome.

For more information visit the website at <http://www.eastsurreyrspb.co.uk/>

PhotographyTalk

On Tuesday 7th January, Old Coulsdon Camera Club is hosting a talk by Linda Pitkin on the subject of underwater photography. The meeting will start at 8pm in Cameron Hall, Canon's Hill, Old Coulsdon. Entrance is £2 for visitors.

The photograph of a ray on the right was taken by club member Mark Moser while he was on a shallow boat

dive in the Red Sea in Egypt.

For more information visit www.oldcoulsdoncameraclub.org.uk or contact lynda@oldcoulsdoncameraclub.org.uk

Munch with Music

The next Munch with Music will be on Wednesday 5th February at St. John's Church, Caterham Valley, with Ian le Grice playing the organ.

The performance will be from 12.45-1.30pm. Coffee is provided at 12.15pm. Admission is free.



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Readers' Letters

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I am looking for people who have a military background or family connections and may now need assistance of some kind. I represent SSAFA (Soldiers, Sailors, Airmen and Families Association) Caterham and Tandridge Division.

Our purpose is to assist military personnel, either serving or retired and their families who may now be experiencing problems and

could do with some assistance. To all applicants I appoint a volunteer Case Worker who would visit the person in their home or elsewhere to assess what help is required and then try and provide that help.

I find that in this area most assistance is requested by personnel or their relatives who have long since finished their military service although I am contacted occasionally by younger people. My phone number is 01342 893455.

Andrew Ostrer,
Divisional Secretary,
SSAFA.



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and their families**

SSAFA helps and supports those who serve in our Armed Forces, those who used to serve and the families of both. One day's paid service in any of the Armed Forces is all that is needed to qualify for assistance from SSAFA. This includes those who serve in our Reserve Forces and anyone

who did National Service as well as close relatives, widows and widowers. Each year SSAFA provides a reliable, caring and trusted service to more than 40,000 people. SSAFA provides financial assistance for a wide range of needs like: Helping those entitled to

apply for state and local benefits and war pensions; Seeking monetary support from civilian and Service charities and benevolent funds and making grants from its own resources; Help in organising and funding home adaptations or special equipment for the disabled which cannot be obtained from statutory sources.

SSAFA have more than 460 Divisions nationally. The local Caterham and Tandridge Division specifically covers the Lingfield, Caterham, Oxted and Godstone areas.

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Smart new kit for Pumas Under 11s thanks to sponsorship of local firm

The Caterham Pumas Under 11s football team will be dazzling their opponents in their colourful new strip thanks to the generosity of local firm Flatt Consulting, who are based in Caterham.

The Under 11s are currently playing in the Epsom and Ewell League and starting to enjoy some success in what is a very tough league. The team's hard work and training is starting pay off and they are currently fourth in the league and hoping to progress as the season

continues.

Mark Salter of Flatt Consulting said: "Flatt Consulting are happy to be helping the Caterham Pumas and wish them continued success for the remainder of the season."

Flatt Consulting are building services engineering designers and sustainability consultants. Their website can be viewed at www.flattconsulting.com

For more information about the Caterham Pumas visit www.caterhampumas.co.uk



The Caterham Pumas Under 11s in their new kit sponsored by Flatt Consulting.

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SOUTH GODSTONE £1595 PCM

A 3 bedroom extended detached cottage style house with garage and gardens, in quiet cul de sac location backing onto woodland and fields. Gas Central Heating throughout, available now.

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WOLDINGHAM £1195 PCM

A 2 double bedroom ground floor apartment with its own entrance set in beautiful grounds with parking. Benefits include spacious reception room with patio doors onto patio and communal gardens. GCH, convenient for local shops and station.

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WARLINGHAM £1100 PCM

A modern 2 bedroom first floor apartment in a gated development close to local shops and green. Large fitted kitchen opening into living area, master bedroom with fitted wardrobes and en-suite shower room. Allocated parking and communal gardens. GCH. Available mid January, sorry no pets.

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WARLINGHAM £1295 PCM

A purpose built 3 bedroom apartment, recently refitted with new carpets and curtains throughout and further benefiting from terrace style balcony and garage.

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Caterham Valley - £825pcm

Quirky recently refurbished one bed maisonette. Close to shops and station. Large open plan kitchen. Private courtyard. Parking. Available now unfurnished.



Caterham Valley - £695pcm

Attractively presented studio apartment located in Caterham town centre with allocated parking. Spacious lounge with bay window and patio doors leading to small balcony. Good sized kitchen. Newly fitted stylish bathroom. Fully furnished.



Caterham Valley £895pcm

A well presented and spacious two bed first floor flat with off street parking in a sought after location. Well within walking distance of shops and station. Available now unfurnished.



Caterham on the Hill- £1100pcm

Two bed, two bath apartment in sought after Village development. Master bedroom with en-suite. High ceilings. Spacious living area. Fitted kitchen. Allocated parking. Available now unfurnished.



Warlingham - £1250pcm

Recently redecorated two bed bungalow in quiet location with level rear garden. Garage and driveway parking. Modern fitted kitchen. Spacious lounge. Local amenities nearby. Available now unfurnished.



Caterham Valley - £1350pcm

Fantastic one bed apartment with large spacious lounge. Kitchen. Double bedroom overlooking lounge (mezzanine). Perfect for single professional. Walking distance of station and town.



Caterham on the Hill - £1350pcm

Three bed mid terraced recently built house with level front and rear gardens. Large reception room and kitchen/breakfast room. Downstairs cloakroom. Parking includes a garage. Available now part furnished or unfurnished.



Caterham On The Hill - £1495pcm

Very attractive three/four bedroom town house set over three floors. Huge living room. Modern kitchen. Family bathroom. Multilevel garden. Parking for two cars. Available now unfurnished.



Caterham Valley - £750pcm

Rent includes utilities. Well positioned one double bedroom flat in town centre location. Fully fitted modern open-plan kitchen with gas hob, electric oven, fridge/freezer and extractor fan. Spacious lounge. Bedroom with fitted wardrobe. Available now.



Warlingham - £1200pcm

Spacious three bed bungalow overlooking fields. Bathroom with bath & separate shower. Set in a lovely quiet and rural location. Large kitchen/breakfast room. Plenty of parking. Available now unfurnished. Water & gardening costs included in rent.



Caterham Valley - £1100pcm

Two/three bed top floor flat in conversion property in a sought after location. Walking distance to shops and station. Allocated parking. Available unfurnished.



Caterham - £1350pcm

An extremely well presented two bed apartment set in a quiet location with a balcony. Accommodation includes spacious rooms, modern kitchen and bathrooms and use of communal tennis courts.



Caterham on the Hill - £1350pcm

Superbly finished apartment, stylish designer fitted kitchen. Spacious double aspect lounge with patio doors opening onto a secluded balcony. Master bedroom includes separate dressing room and en-suite bathroom. Allocated parking. Available unfurnished.



Caterham Valley - £895pcm

Spacious two double bedroom top floor flat located minutes from town centre and train station. Good sized full fitted kitchen. Spacious lounge offering views over valley. Stylish bathroom. Garage and parking.



Caterham Valley - £1450pcm

This is a newly built top quality two bedroom luxury apartment located in a central yet quiet position within minutes walk of Caterham town centre, shops and station and offers quick access to A22/M25. Allocated parking included.



Caterham Valley - £1150pcm

This is a good sized three bedroom semi-detached house in a quiet position yet conveniently located within easy walking distance of Caterham town centre, shops and station. Property includes a stepped garden and outside storage.



Kenley- £995pcm

Recently refurbished two bed ground floor maisonette set in a sought after area on a quiet cul-de-sac, close to bus and train links and only a ten minute walk from local amenities.



Caterham Valley - £1450pcm

Stunning and character filled two/three bedroom apartment in Victorian manor house in sought after Harestone Hill area. Located minutes walk from station and shops. Huge lounge. Private patio area.



Caterham on the Hill - £1050pcm

Two bed top floor apartment in sought after Village location. Local amenities nearby. Open plan kitchen/living room. Off street parking.



Caterham Valley - £1400pcm

Three bed detached house with garage and garden. Will be available unfurnished. Lounge and dining area with access to patio and rear garden. Large kitchen and separate utility room. Two double bedrooms/one single bedroom. En-suite to master bedroom. Family bathroom.

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CATERHAM ON THE HILL

£132,500



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Situated in a central location close to the centre of Caterham on the Hill, this one bedroom refurbished flat features open plan accommodation. The L shaped lounge/diner measures 17'2 with double doors to a small balcony.

WARLINGHAM

£395,000



CATERHAM 01883 349114

Situated on a level plot close to Riddlesdown Common and Warlingham School. This three bedroom detached bungalow features a refitted kitchen and bathroom as well as spacious, open plan living and dining area.

KENLEY

GUIDE PRICE £400,000-£425,000



KENLEY 020 8668 1000

Four bedroom semi with extended kitchen/breakfast room. Level garden, garage and OSP. Backs onto woodland. Close to Kenley station.

KENLEY

£350,000



KENLEY 020 8668 1000

Three bedroom semi detached town house, arranged over three floors. Open plan lounge/diner, OSP. Located on popular Kenley Park. No onward chain.

KENLEY

£360,000



KENLEY 020 8668 1000

Extremely well presented two double bedrooms, two reception, two bathroom apartment located within small exclusive development. Separate kitchen with top of the range fittings, underground secure parking, share of freehold. No onward chain.

KENLEY

£350,000



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Three double bedroom semi detached town house located in the popular Kenley Park on the Kenley/Caterham borders. Open plan lounge/diner, larger than average garden. Adj Kenley Common and Aerodrome. No onward chain.

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KENLEY 020 8668 1000

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KENLEY

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BLETCHINGLEY
£325,000

Set along Castle Street in the heart of Bletchingley Village is this well presented semi detached property with 3 bedrooms plus additional loft room. EPC D.
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GODSTONE
£500,000

A modern detached family home situated in a popular development north of Godstone Village benefiting from a detached double garage and level rear garden. EPC C.
Caterham Office • 01883 347446



KENLEY
£674,950

5 bedroom detached family home located in a favoured residential road. Approached via a private gravelled driveway this traditionally styled family house has a versatile kitchen/family room, utility room with appliances, cloakroom & sitting room. Landscaped gardens to front and rear and garage. EPC TBC.
Caterham Office • 01883 347446



CATERHAM
£285,000

Set within close proximity of Caterham Valley train station and local amenities is this 3 bedroom terraced home. Due to its elevated position the property boasts fantastic far reaching views over Caterham Valley. EPC E.
Caterham Office • 01883 347446



LINGFIELD
£399,999

Offered to the market with no ongoing chain is this well proportioned four bedroom detached bungalow. A former lodge house offering a number of character features and surrounding gardens. EPC F.
Caterham Office • 01883 347446



GODSTONE
£410,000

Beautifully presented throughout is this 3 double bedroom detached home with close proximity of Godstone Village. Benefiting from en-suite to master bedroom, utility room and downstairs W.C. EPC D.
Caterham Office • 01883 347446



CATERHAM
£295,000

A deceptively large 3 bedroom end of terrace home offering a generous amount of ground floor accommodation to include large sitting room, separate dining room, modern kitchen, utility room & WC. EPC E.
Caterham Office • 01883 347446



CATERHAM
£315,000

An older style 2 bedroom semi-detached bungalow located in a popular road with a detached single garage, off road parking & South West facing rear garden. EPC E.
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WARLINGHAM
£172,500 LEASEHOLD

Built in 2008, a one bedroom McCarthy & Stone retirement flat set in a popular development. Entrance hall, lounge, kitchen with appliances, bedroom and bathroom with shower bath. Many communal facilities, including gardens and car park. No onward chain. EPC B.
Warlingham Office • 01883 622258



WOLDINGHAM
£209,950 LEASEHOLD

A purpose built ground floor maisonette with private level rear garden and located at end of quiet cul-de-sac within ¼ mile of Woldingham's village shops and amenities. Two double bedrooms, lounge with open fireplace, kitchen/breakfast room and modern bathroom suite. Private level garden with views over surrounding area. Long lease. Ideal property for buyers looking for a rural retreat. EPC TBC.
Warlingham Office • 01883 622258



WARLINGHAM
£139,950 LEASEHOLD

Ideal for first time buyers, or investors, this double bedroom flat is ideally located for shops and amenities on Warlingham Green, together with bus routes to train stations at both Upper Warlingham and Sanderstead, and central Croydon beyond. Some up-dating required. EPC D.
Warlingham Office • 01883 622258



WARLINGHAM
£284,950 FREEHOLD

Extremely well presented two double bedroom semi-detached house with off road parking and pretty landscaped rear garden situated in popular cul de sac very close to Warlingham Green. Entrance hall, cloakroom. Two receptions, kitchen and bathroom. No onward chain. EPC D.
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TOTAL SIGN AUDIT

22.2%

AGENT 2	15.0%
AGENT 3	12.9%
AGENT 4	12.1%
AGENT 5	9.9%
AGENT 6	8.9%
AGENT 7	5.1%
OTHERS	13.9%



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*PARK & BAILEY WAS THE ESTATE AGENT WITH THE HIGHEST NUMBER OF FOR SALE AND SOLD SIGNS DISPLAYED ON THE DATES SHOWN. THIS IS THE AVERAGE RESULT OF THESE SURVEYS.

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SIGN ANALYSIS

CATERHAM VALLEY

An attractive three bedroom semi detached family house with good sized garden enjoying views to the rear over the valley and situated close to Caterham Valley town centre and offered with no onward chain. EPC Rating: E

UPC1275
£299,950

CATERHAM ON THE HILL

A one bedroom flat with off street parking offered to the market with no onward chain. Lounge, double bedroom, kitchen and bathroom. EPC Rating: TBC

UPC1276
£119,950

WHYTELEAFE

A well presented four/five bedroom detached family home with landscaped rear garden offering stunning panoramic views towards Riddlesdown situated in a popular no through road and offered to the market with no onward chain. EPC Rating: D

UPC1270
£400,000

CATERHAM ON THE HILL

A modern two bedroom ground floor purpose built apartment with direct access to private patio area and allocated off street parking space offered to the market with a share of the freehold and no onward chain. EPC Rating: TBC

UPC1277
£225,000

KENLEY

An opportunity to acquire a stunning four/five bedroom contemporary style residence offering many impressive features situated in a highly sought after cul-de-sac and offered to the market with no onward chain. EPC Rating: E

UPC1267
£575,000

CATERHAM ON THE HILL

An opportunity to acquire a modern five double bedroom detached family home with carriage driveway, integral double garage and level landscaped rear garden situated in a highly sought after road and offered to the market with no onward chain. EPC Rating: D

UPC1164
£679,950

WHYTELEAFE

An attractive detached character residence offered in our opinion in excellent decorative order throughout with a particular feature being the well established front and rear gardens situated in a highly sought after no through road. Viewing highly recommended. EPC Rating: D

UPC1249
£750,000

