



Land & Property Experts



**RE-DEVELOPMENT OPPORTUNITY · MAYTHAM ROAD
ROLVENDEN LAYNE · CRANBROOK · KENT TN17 4PX**

A RURAL RE-DEVELOPMENT OPPORTUNITY IN MAYTHAM ROAD ROLVENDEN LAYNE CRANBROOK KENT TN17 4PX

<i>Rolvenden</i>	-	<i>1 miles</i>
<i>Benenden</i>	-	<i>3.4 miles</i>
<i>Tenterden</i>	-	<i>4 miles</i>
<i>Northiam</i>	-	<i>4.8 miles</i>
<i>Hawkhurst</i>	-	<i>7.5 miles</i>

The rarest of opportunities to renovate two rural cottages with outstanding views. As an alternative, there is planning permission for a single detached dwelling and car barn of 2,890ft².

- Planning Permission for the development of two rural cottages, into a detached 4 bedroom residential dwelling and car barn with associated amenity space.
- Consent granted under Planning Ref: PA/2024/1756 – Ashford Borough Council.
- Highly accessible and rural location, with views over open countryside.
- Total site area is approximately 0.40 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE – £450,000

VIEWING: - Strictly by appointment via the sole agents: **BTF Partnership, Clockhouse Barn, Canterbury Road Challock, Ashford, Kent TN25 4BJ**
01233 740077 / challock@btfpartnership.co.uk

LOCATION

The cottages are situated in Maytham Road to the southeast of the hamlet of Rolvenden Layne. This agricultural area is characterised by Kentish farmsteads and mixed farming on the higher land and drained marsh to the south and east.

The surrounding area offers a peaceful countryside setting, making it an ideal location for those seeking tranquillity. The nearby larger village of Rolvenden provides local amenities, and the historic town of Tenterden is approximately four miles away, offering a wider range of shops, restaurants, and services. The region is part of the High Weald Area of Outstanding Natural Beauty, known for its rolling hills, marshland, woodlands, and traditional farming landscapes.

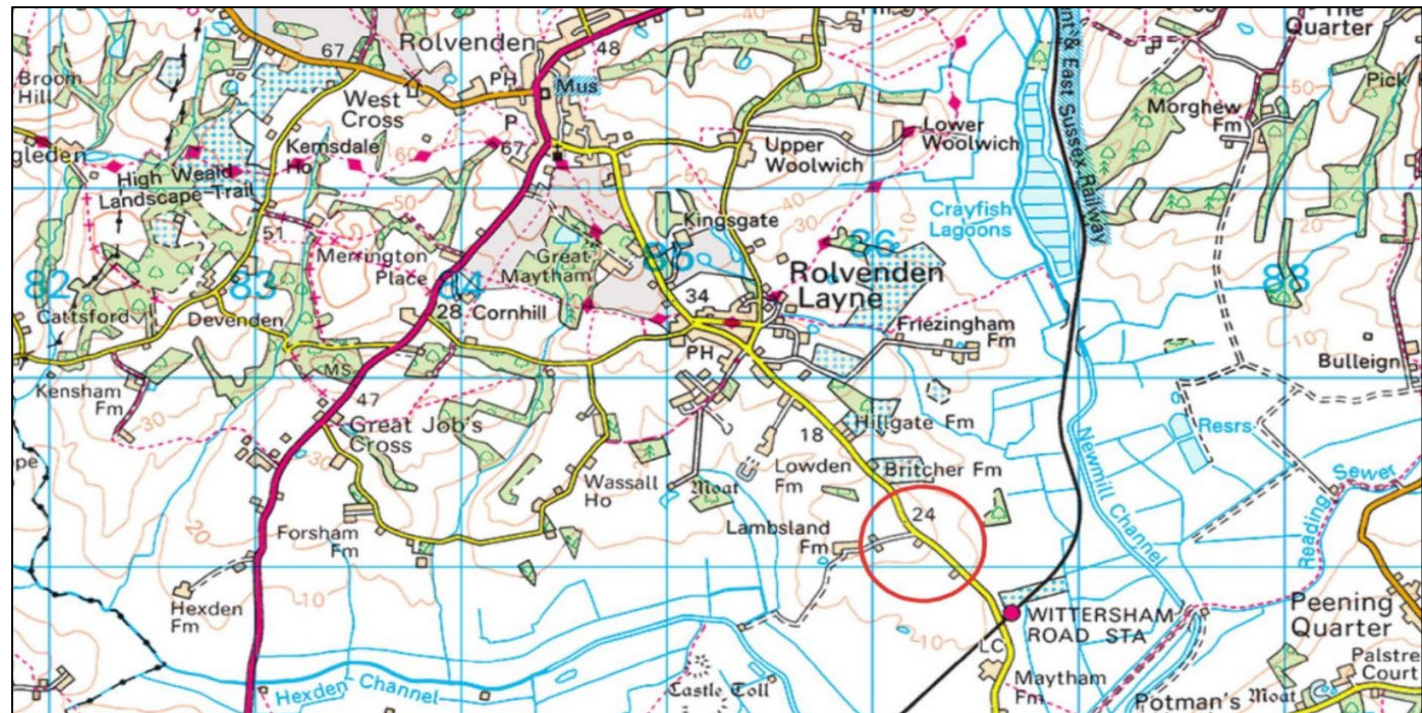
DIRECTIONS

From the centre of Rolvenden head south on the High Street (A28) towards Newenden. Turn left just before leaving the village by the church, signposted Wittersham. Passing the village hall on your left, continue along Maytham Road. Pass through Rolvenden Layne for another ½ mile. The cottages are on the right hand side in an elevated location just before Wittersham Road station, with its steam railway.

WHAT 3 WORDS

///renovated.observers.provoking

LOCATION PLAN



DESCRIPTION

The plot comprises of a pair of semi-detached brick and tile cottages in an elevated rural yet accessible location with fantastic views to the south and east over the marsh, towards the Isle of Oxney. The property benefits from planning permission to build under reference number PA/2024/1756 - a single detached dwelling and car barn with associated amenity space. The new home will have a southerly and easterly aspect and extend to 268 sqm (2,890 sqft) with 4 bedrooms.

The dwelling will comprise: -

Ground Floor - Front door to hall and stairs, cloak room and understairs cupboard, living room with fireplace, family room/snug, study, large kitchen/ dining room with doors to pantry and utility room.

First Floor – Stairs to gallery landing and 3 ensuite double bedrooms (2 with dressing room area), front bedroom and family bathroom.

For those looking to renovate the existing cottages please note number 2 on the south side is in poor structural condition and unstable. A structural engineers report is highly recommended.

Artists Impression



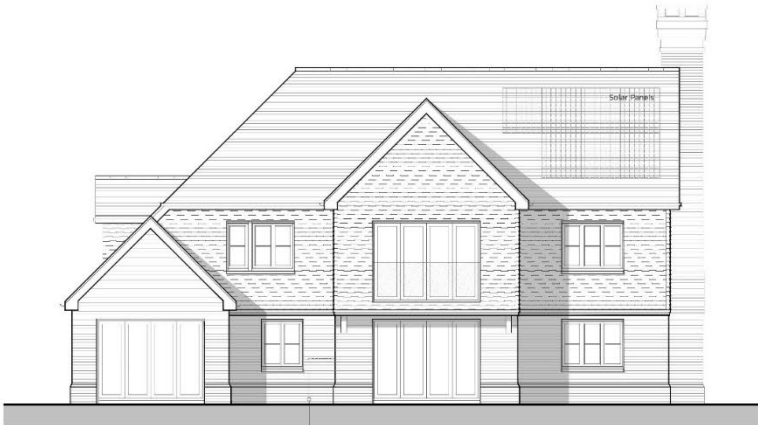
PROPOSED ELEVATIONS



Proposed North-West Elevation
1:100 @ A1



Proposed North-East Elevation
1:100 @ A1



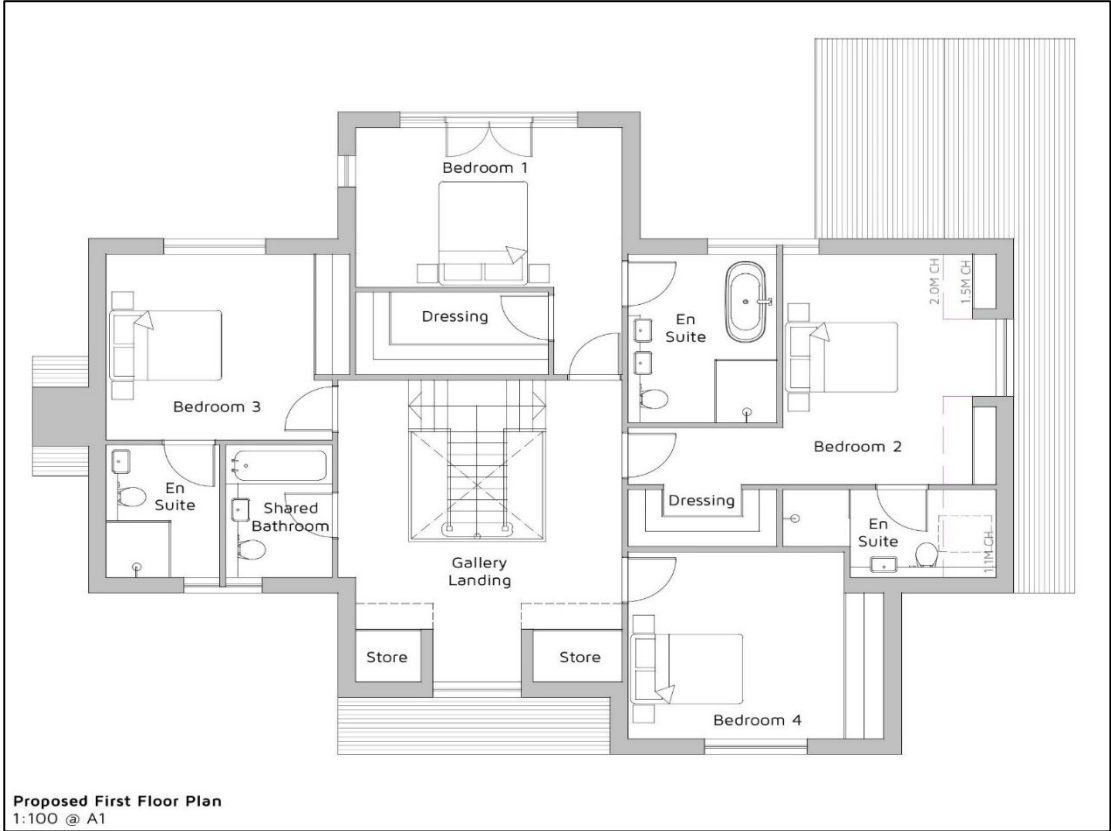
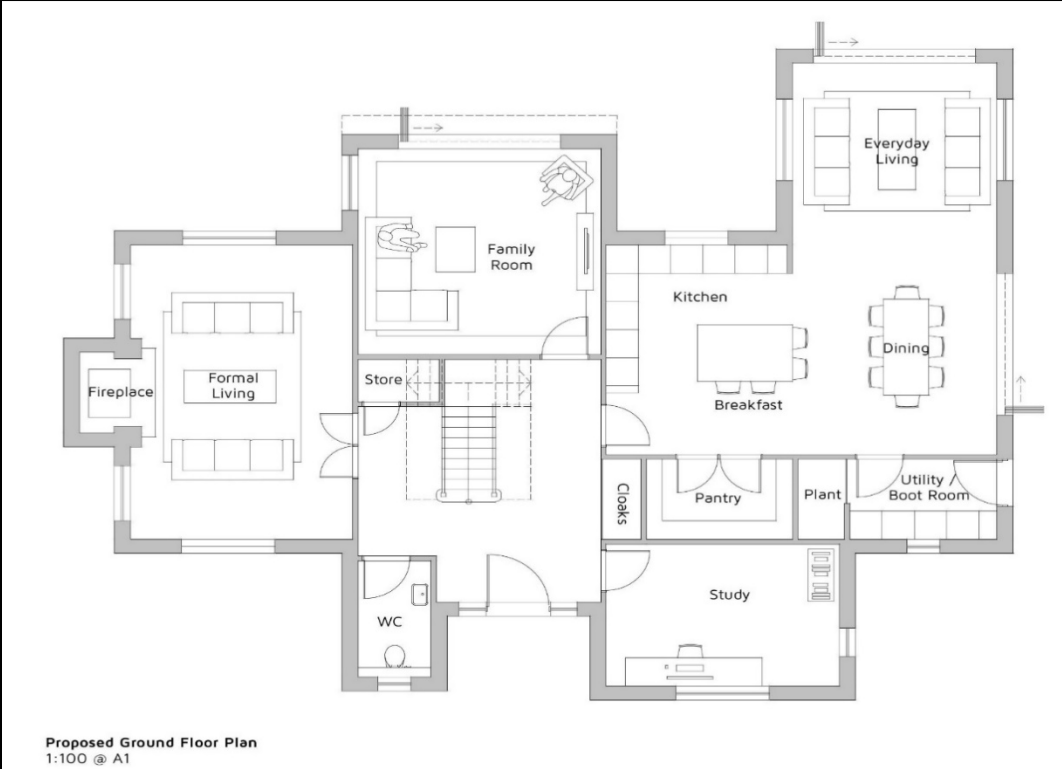
Proposed South-East Elevation
1:100 @ A1

Area for
water butt



Proposed South-West Elevation
1:100 @ A1

PROPOSED FLOOR PLANS – GROUND FLOOR AND FIRST FLOOR



CONSENTED APPLICATION PLAN



SERVICES

The Purchaser will be responsible for separate connections and metering for power and water supplies. Private drainage will need to be provided on the site by a sewage treatment plant located within the curtilage of the plot. This or an appropriate replacement will be the responsibility of the purchaser.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their inspection. Please note that the pond to the north east is excluded from the sale.

ACCESS

Access is directly from the Maytham Road on the north side, which we believe to be a publicly adopted highway.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

PLANNING

Planning Permission has been granted for the erection of a detached four bedroom dwelling, planning reference number PA/2024/1756 – Ashford Borough Council.

IMPORTANT NOTICE

It is likely that bats are present in the property and environmental legislation prohibits demolition between 1st May & 31st August – Full details on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 41 41 41
Ashford Borough Council, Council Offices, International House, Dover Pl, Ashford, TN23 1HU. 01233 331111.

TENURE

The development site is registered as part of Title Numbers K663144 & K696997. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the development site boundaries prior to offering.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. As far as we are aware there are no third-party Rights of Way over the property.

PHOTOGRAPHS

The photographs within these particulars were taken in autumn 2024.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

Important Please Take Careful Note

The structure of the cottages is considered dangerous, so entry must be accompanied and strictly at the applicants risk.

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Richard Thomas or Millie Palmer-Pilc

**BTF Partnership, Clockhouse Barn
Canterbury Road, Challock, Ashford**

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Tel: 01233 740077

Email: challock@btfpartnership.co.uk

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OFFERS IN THE REGION OF £450,000



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