



**LITTLE HALDEN FARM BARN**  
TENTERDEN ROAD, ROLVENDEN, KENT TN17 4JL



**Lambert  
& Foster**

TENTERDEN 1.8 MILES | HEADCORN RAILWAY STATION 10 MILES | ASHFORD 14.8 MILES

## LITTLE HALDEN FARM BARN, TENTERDEN ROAD, ROLVENDEN, KENT TN17 4JL

A charming Granary Barn with planning permission to convert to a spacious 4-bed dwelling (2,800 sq ft/260 sq m), situated within a generous plot extending to 0.66 acres (0.27 hectares), located in a favoured rural location in the Cranbrook School Catchment Area between Rolvenden and Tenterden.

GUIDE PRICE £450,000 FREEHOLD



### SITUATION

Little Halden Farm Barn forms part of a former farmyard of now mainly converted buildings. It is located on a 0.66 acres (0.27 hectares) plot, situated in an elevated rural location in the High Weald AONB between the village of Rolvenden and the market town of Tenterden.

Accessed 0.3 miles along a shared farm track, the barn lies within a former farmyard of traditional farm buildings, with the majority of the remaining more modern buildings to be removed as part of the planning consent. A quote for this work is available on request from the Agent.

### DIRECTIONS

From Tenterden High Street, head west along Rolvenden Road for approximately 1.6 miles and the entrance to the private farm track will be on the right hand side.

If travelling from Rolvenden High Street, head east for approximately 1 mile and the entrance to the private farm track will be on the left hand side.

## PLANNING

Planning permission was granted, subject to conditions, by Ashford Borough Council on 16<sup>th</sup> October 2024 under reference PA/2024/0156 for the 'Change of Use of Building and land within its curtilage to a dwelling house following part demolition of Atcost and Hay Barns'. The site was previously consented 20/01128/AS when all pre-commencement conditions relevant to that approval were discharged under reference 20/01128/CONA/AS on 21<sup>st</sup> December 2021.

The proposed 2 storey accommodation comprises 4 double bedrooms (2 with en suite facilities), family bathroom, sitting room, living area, kitchen, office, utility room, and wet room. The build will also retain a floor to ceiling glass gallery to the front and rear, allowing for an abundance of natural lighting.

Due to the findings of a Bat Survey, a Bat Method Statement has been produced and must be followed as a condition of the planning permission throughout construction in order to minimise impact on the habitat which will remain in part of the loft.

NOTE; Purchasers should also be aware the Dutch Barn to the west will be removed at the sellers cost within 9 months of completion having been granted prior approval for the erection of a new agricultural building for equipment and machinery storage (NOT/2023/0626) to be located a reasonable distance from the barn further to the west behind the hedge – further details on request.

A data pack comprising the relevant planning documents is available on request.

## ACCESS

Little Halden Farm Barn is located approximately 0.3 miles down a private farm track, accessed via Tenterden Road / Rolvenden Hill. This track leads to a private driveway to the barn, which will accommodate ample parking. The purchaser will be required to contribute towards maintenance of the farm track, which is shared by a number of users. The contribution will be 10% of any repairs or renewals.

## SERVICES

**Electricity:** The barn is connected to mains electricity.

**Water:** Water is connected to the property as an extension of the farm supply via a meter, the purchaser will be required to make a contribution of 10% to any repair or renewal to the pipe from the main road and the full cost of any repair or renewal of the meter. The purchaser will be billed at the same rate as the farm pays for its water.

**Drainage:** The barn is already connected to a Klargester biodisc foul water drainage tank to which the vendors will reserve a right to drain to, subject to contributing towards running costs.

**Fibre Broadband Connection:** Connection in place

## WHAT3WORDS

The barn is located at flap.stood.jolt

## GENERAL

**Tenure:** Freehold

**Local authority:** Ashford Borough Council (01233 331111)

Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

[www.ashford.gov.uk](http://www.ashford.gov.uk)

## VIEWING

By appointment only. **Paddock Wood Office:** 018892 832325.

**FLOOD & EROSION RISK Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

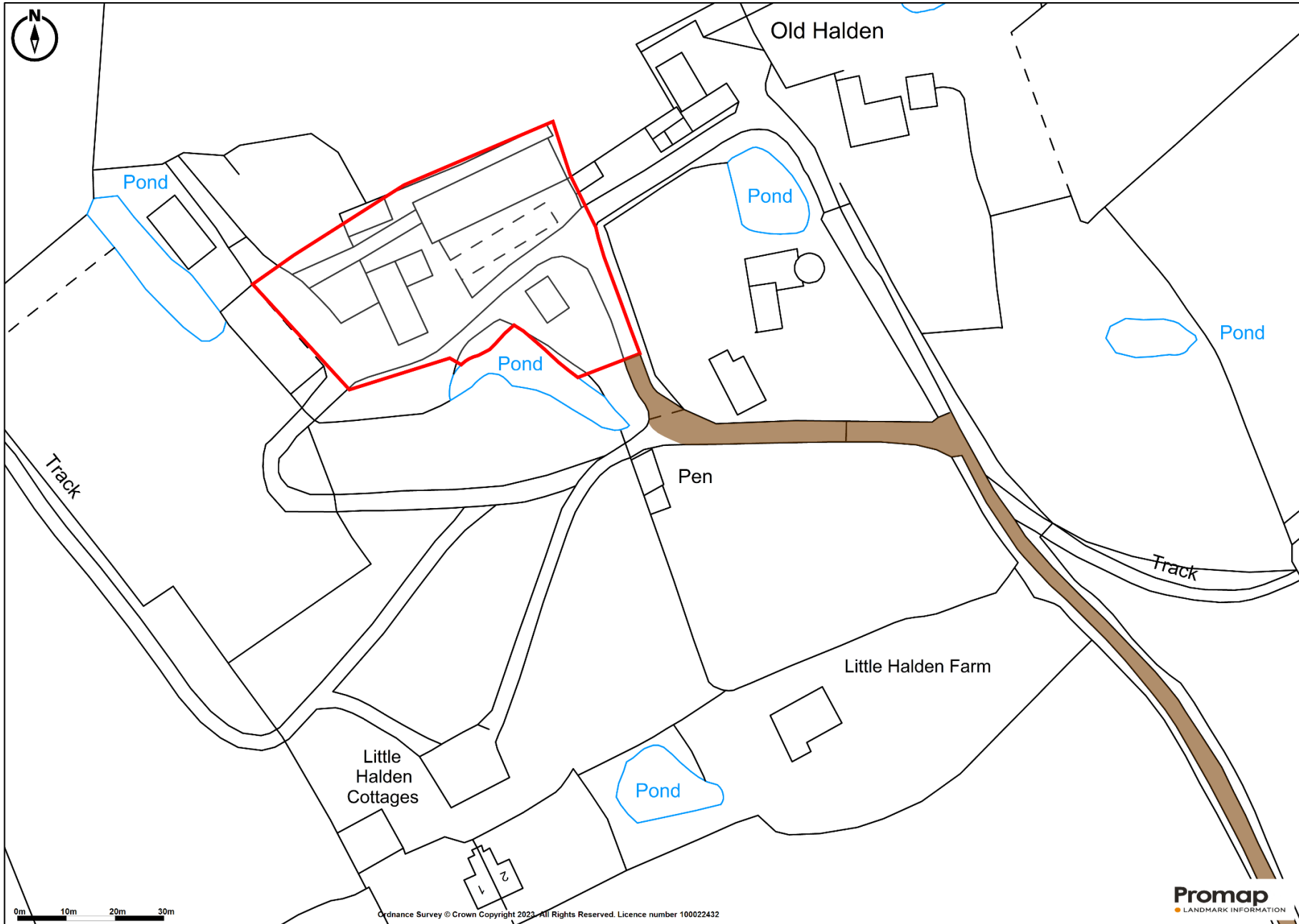
**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

## LOCATION PLAN

For identification purposes only.







OFFICES LOCATED AT:

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Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

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Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

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