



125

— YEARS OF —

**Lambert
& Foster**



ROTHER VALLEY FARM BUNGALOW
LOSSENHAM LANE, NEWENDEN, KENT



**Lambert
& Foster**

NORTHAM 2 MILES | TENTERDEN 8.6 MILES | HAWKHURST 5.7 MILES

ROTHER VALLEY FARM BUNGALOW, LOSSENHAM LANE, NEWENDEN

A development plot situated in a rarely available location along Lossenham Lane in Newenden, with fantastic views over the River Rother and beyond, with planning permission for the demolition of the existing derelict bungalow and construction of a detached, four bedroom property on a plot extending to 0.45 acres (0.18 hectares)

GUIDE PRICE £395,000 FREEHOLD



DESCRIPTION

Located along Lossenham Lane in Newenden, Rother Valley Farm Bungalow offers an excellent opportunity to build a detached family home with views over the River Rother, and the valley beyond. Planning permission was granted by Ashford Borough Council on 13th August 2025 under reference PA/2025/0604 for the demolition of the existing dilapidated bungalow and the construction of a detached, four bedroom property (self-build), together with a detached two bay garage. The property sits within a plot extending to 0.45 acres (0.18 hectares).

The consented 4-bed dwelling will be arranged over 2 storeys, however the overall form of the property is that of a 1.5 storey chalet bungalow, with dormer windows and roof overhangs to the front elevation. Materials will comprise red stock brick, under a pitched clay tile roof and white timber weatherboarding, in keeping with the existing bungalow and local design vernacular.

The generously sized accommodation will comprise ground floor accommodation of a porch, entrance hall, WC, utility/boot room, open plan kitchen/diner/living room, an additional snug, and bedroom 4 (or an office) with an ensuite bathroom. Stairs lead to the first floor landing where there is a principle bedroom with ensuite bathroom and dressing room, and two further bedrooms (one with an ensuite bathroom), and a further family bathroom. Overall, the approximate footprint of the approved accommodation will be just under 2,600 sq ft.

Off road car parking will be provided for up to three cars via the existing (but improved) access. A two-bay detached garage will also be constructed.

DATA PACK

A data pack containing copies of the relevant planning documents is available on request from the selling agent.

DRAWINGS

The drawings and CGI's are included for illustrative purposes only (not to scale).

PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the land. Please refer to the Kent County Council Definitive Map for further details.

DIRECTIONS

The nearest postcode to the property is TN18 5QD. From Northiam village centre, head north along Station Road towards Newenden. After 1.5 miles you will cross the bridge adjacent to the Bodiam Boating Station, and after a further 0.2 miles turn right onto Lossenham Lane. Continue for 0.3 miles along Lossenham Lane, and the plot will be located on the left-hand side, immediately before the road bends round to the left.

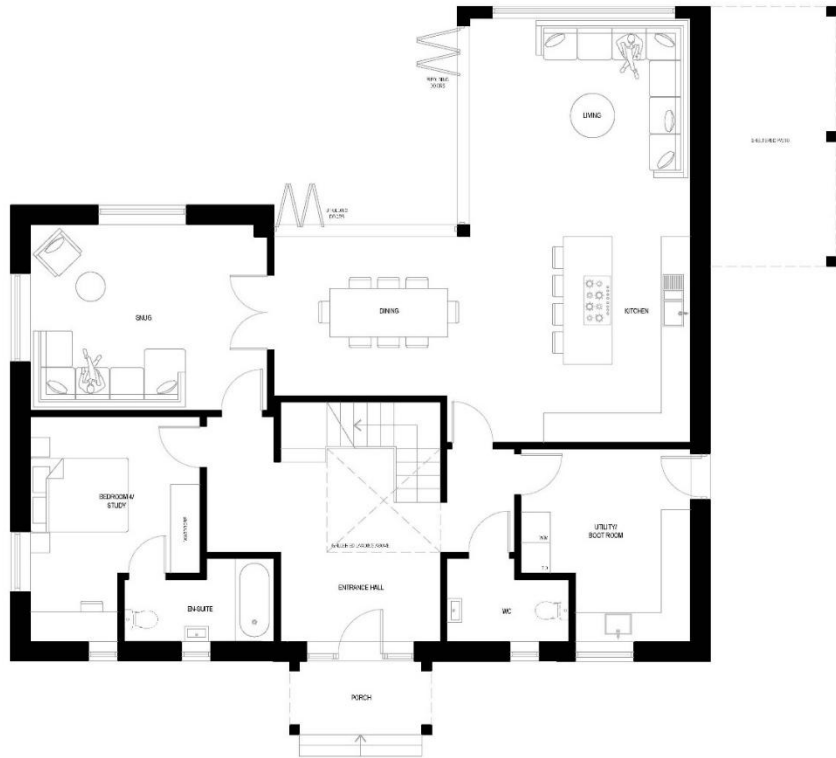
WHAT3WORDS: Using the free What3Words app, the access to the land can be found at [///remove.cowboys.riverside](https://www.what3words.com/)

TENURE: Freehold with vacant possession

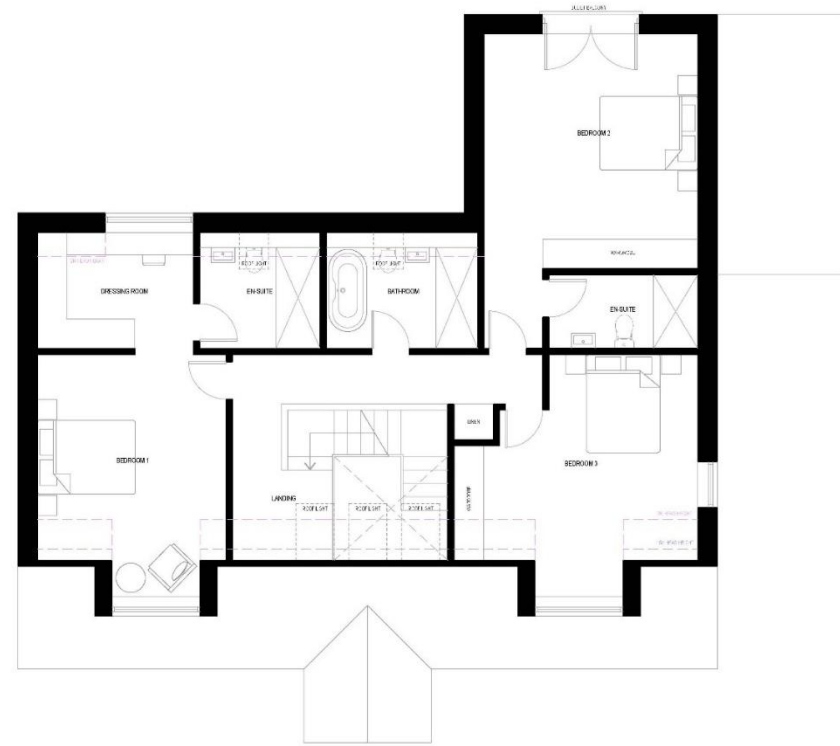


FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50





VIEWING: By appointment only. Contact Will Jex for further information.

SERVICES & UTILITIES: Prospective purchasers should rely on their own enquiries with regards to local availability of service connections.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Ashford Borough Council, International House, Dover Place, Ashford, Kent TN23 1HU. Tel: 01233 331111.

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 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.



PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS