PHILLIPS & STUBBS



coastal + COUNTRY







This generous plot of land for development is surrounded by picturesque rolling fields, woodland and meadows. A private drive provides access from the road through woodland down to the site, which is sheltered by woodland on one side and enjoys south facing views across its own land and surrounding countryside.

Plans have been developed for a bespoke modern home, set into the hillside with an ultra-low visual impact that is sympathetic to the natural surroundings. The home will feature an unassuming front elevation, while to the rear there will be sweeping curves, sunken terracing and viewing areas with full-height windows, making the most of the stunning landscape. There are also plans for a substantial outbuilding comprising of ancillary accommodation, garaging and glasshouse and potting shed.

Planning approval reference number: RR/2017/2886/P for full plans and further details go to www.rother.gov.uk Prospective purchasers are advised that they should make their own enquiries of the local planning authority, Rother District Council.

The plot includes the potential for beautiful, landscaped gardens, green roof, kitchen garden and offers a wildflower glade, small wetlands, a pond, an abundance of wildlife and ancient semi-natural woodland which is carpeted with bluebells during Spring.

The land has mains water connection, electricity and private drainage registered in 2024.

The property is tucked away in a sought after rural position off a minor country lane nestling in the Tillingham Valley between the villages of Udimore and Peasmarsh with glorious views across undulating countryside. The nearby village of Peasmarsh offers a good range of local services including an independently owned supermarket, a primary school, two public houses and a parish church. The Ancient Town and Cinque Port of Rye is 6 miles and is famed for its period architecture and medieval fortifications. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with High Speed connections to London St.Pancras (journey time 37 minutes). To the west is the historic town of Hastings with its seafront and promenade whilst inland are the towns of Battle with its Abbey and Tenterden with its tree lined High Street and green swards which also offers a good range of shopping facilities and amenities.

Local Authority: Rother District Council.
Mains electricity and water connections. Private drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Standard 12Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Direction: Leave Rye in the direction of Broad Oak and Battle and continue into Udimore passing the Kings Head public house on your left. As you leave Udimore, there is a series of S bends and you will then see a lane on the right signposted to Beckley and Peasmarsh (Hundred House Lane). Continue down the lane through the wooded area and down into the valley. As you start to climb up the other side (Ludley Hill) continue past the turning to Hayes Lane (on your right) for a further 0.5 mile where the right hand turning to Starvecrow Lane will be on your right. The entrance to Kingswood is immediately on the right as you turn into Starvecrow Lane. There is a five bar gate and track leading into the wood.

Guide Price £1,495,000 Freehold

Kingswood Starvecrow Lane, Peasmarsh, Rye, TN31 6XN







A generous plot of land with planning permission for a bespoke modern home.

• Captured planning permission for a unique new build home • Occupying an elevated position with outstanding far reaching Southerly views across the Tillingham valley. • Set within mixed woodland and field of 24.32 acres (to be verified) • Located in an AONB

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:
Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk