



Land & Property Experts



WATER LANE FARM OAST · WATER LANE HEADCORN · KENT TN27 9JN



WATER LANE FARM OAST
WATER LANE
HEADCORN
KENT
TN27 9JN

Headcorn	-	1.35 miles
Staplehurst	-	3.50 miles
Cranbrook	-	10.00 miles
Maidstone	-	13.70 miles
Ashford	-	18.60 miles

This attractive single roundel oast has approval for redevelopment into a three-bedroom detached dwelling with a private garden, and farm building in the grounds.

- The Oast has planning consent for development into a three-bedroom dwelling under reference MA/98/0424
- Close to the popular village of Headcorn
- Private hedged garden area
- Situated in a curtilage of 0.58 acres to include an agricultural building extending to approximately 2000 ft².

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £350,000

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

LOCATION

Water Lane Farm Oast situated approximately 1.5 miles to the east of Headcorn village and 7.5 miles South of the county town of Maidstone. Headcorn provides a good range of day-to-day facilities and amenities along with the National Rail link to London stations in approximately 1 hour.

Maidstone provides further facilities with leisure and schooling along with links to the national motorway network at Junction 8 of the M20 near Hollingbourne.

Please see the plan below for the exact location of the land in relation to the surrounding villages.

DIRECTIONS

From Headcorn High Street, continue North on the A249 until the traffic lights at the crossroads next to the White Horse public house. Turn left and continue for approximately 1 mile, turning left into Water Lane. Continue over the railway bridge and take the first turning right into Water Lane Farm after approximately 200 yards.

WHAT 3 WORDS

///glider.crops.zaps



GENERAL DESCRIPTION

Water Lane Oast offers a rare opportunity to convert a detached former single roundel Oast house into a two storey dwelling with three Bedrooms at first floor level. The proposed accommodation comprises the following: **Ground Floor** Entrance door to **Hall** with **Cloakroom** and stairs to first floor, **Kitchen/Breakfast Area**, **Living Room/Dining Room**, **Lounge** in the roundel and **First Floor**. Stairs to landing with **Family Bathroom** and (Main Building) **Bedrooms 1 & 2** (one of which is ensuite) and **Bedroom 3** in the roundel.

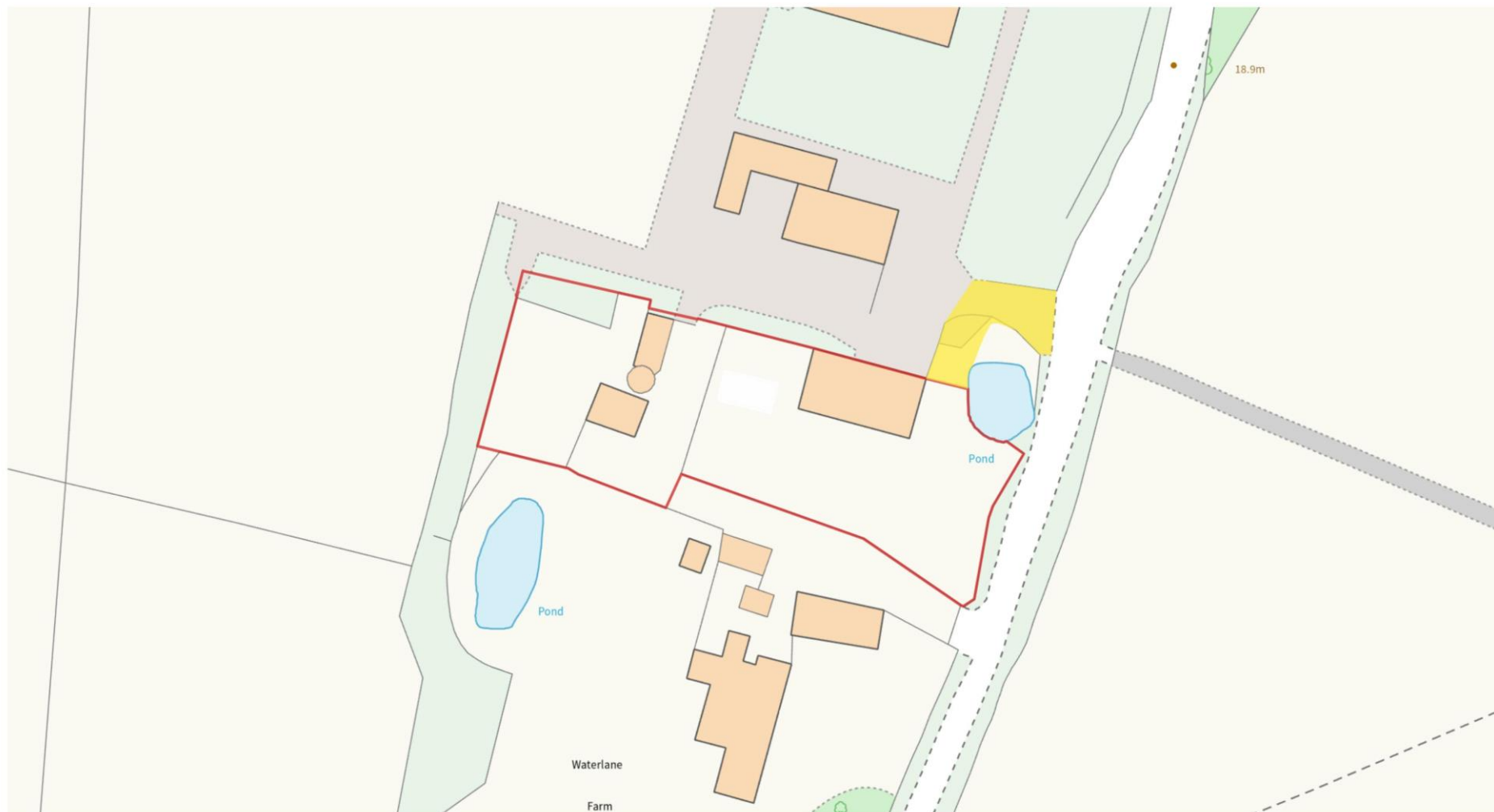
The proposed dwelling will extend to approximately 1460ft² over two floors.

The farm building is located on the North boundary of the site and comprises a full enclosed 4 bay steel frame and fibre cement clad structure extending to about 2000 ft².





BOUNDARY PLAN



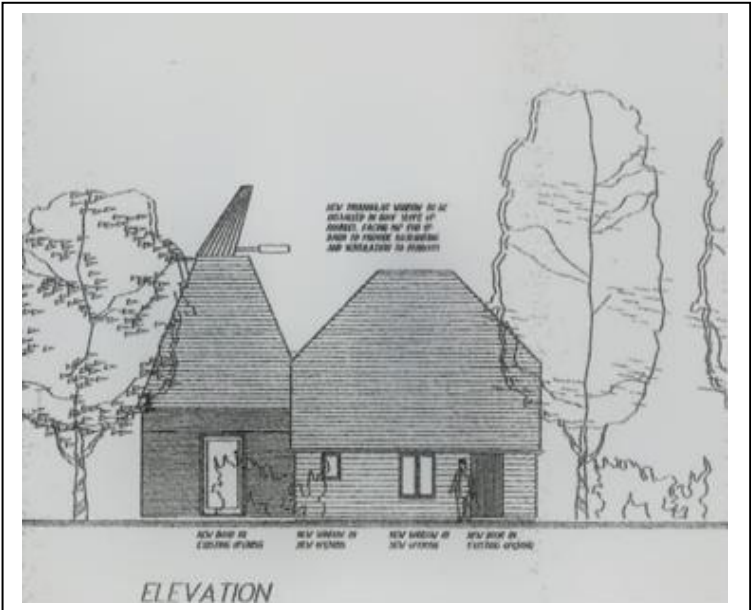
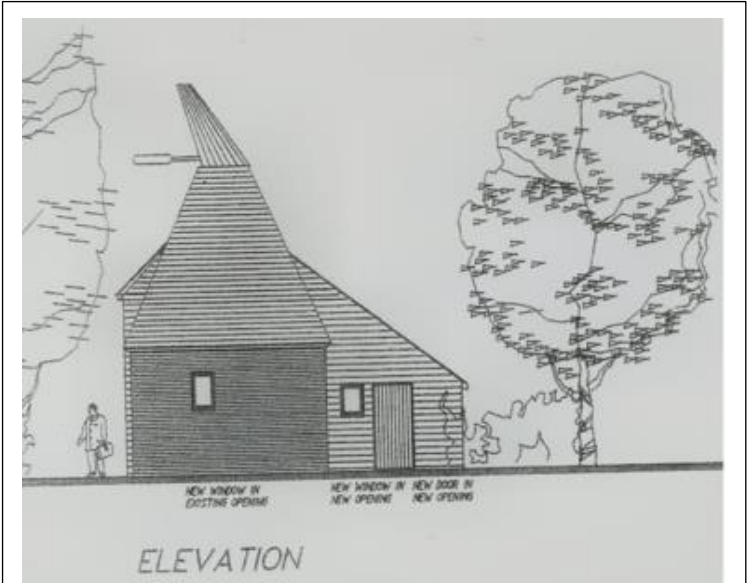
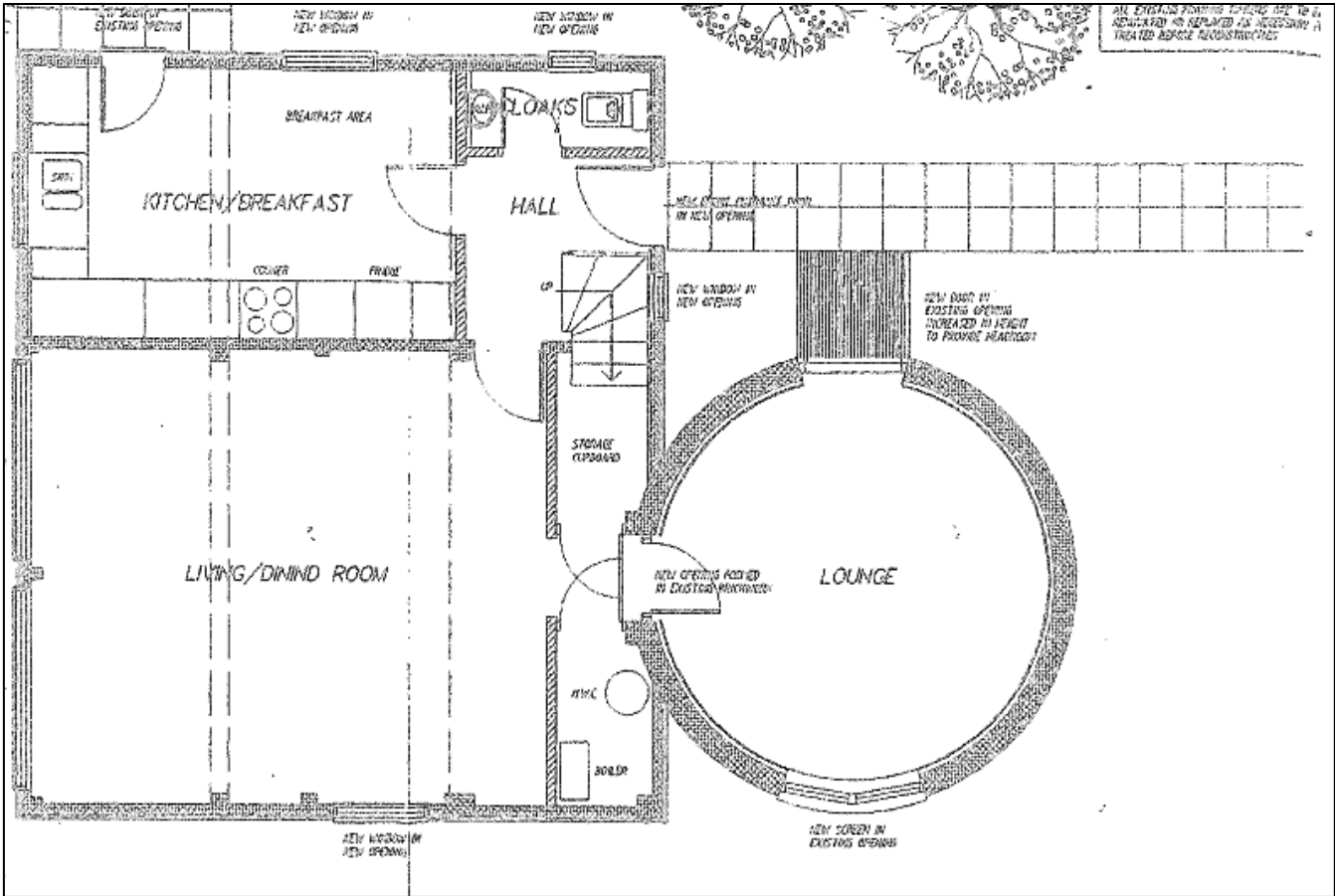
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NOT TO SCALE





ELEVATIONS AND PROPOSED FLOOR PLANS



SERVICES

The purchaser will be responsible for connecting and separately metering power and water to the site. Drainage will be connected to a private system by the purchaser. This is located in the rear garden area.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from Water Lane via a short section of the concrete access road shared with Water Lane Farm.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to Informal Tender, Formal Tender or Auction at a later date if required.

PLANNING

Planning consent was granted to convert the oast by Maidstone Borough Council on 12th June 1998 – MA/98/0424. Copy documents are available upon request.

The cedar clad and tin roof store shed on the North side of the roundel is to be removed under the current planning consent.

The vendor has informed us that this planning consent has been implemented due to the installation of a drainage system and the discharge of all conditions with Building Control. Buyers should make their own enquiries.

Planning permission has also been granted under reference 25/500195/full for a rearrangement of the internal access road across the site from the farm entrance gateway.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ.

Maidstone Borough Council, King Street, Maidstone, Kent ME15 6JQ

TENURE

Water Lane Farm Oast is registered under Title Number K588382. A copy of the Office Copy Entries and Title Plan is available from the Selling Agents upon 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 property 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.

OVERAGE

The sale contract will include a clause, which will require the owner to pay overage to the vendor should the agricultural building be consented for residential use. Further details on request.

PHOTOGRAPHS

The photographs within these particulars were taken in July 2026.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are 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 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

Viewings are strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Richard Thomas on the contact details below.

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
Tel: 01233 740077
Email: challock@btfpartnership.co.uk
Reference: RPT/R2265.1**

GUIDE PRICE

£350,000



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www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN24 4BJ