

**RUSH  
WITT &  
WILSON**



**Cullens Farm Buildings Maytham Road, Wittersham, Kent TN30 7PU  
Guide Price £250,000**

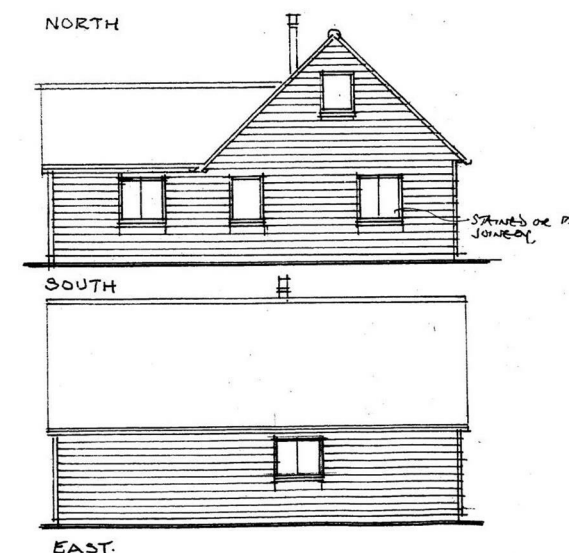
Rush Witt & Wilson are pleased to offer an exciting and rare opportunity to purchase a parcel of land believed to measure 0.18 of an acre (tbv) with approved planning permission for a detached holiday let/tourist accommodation cottage.

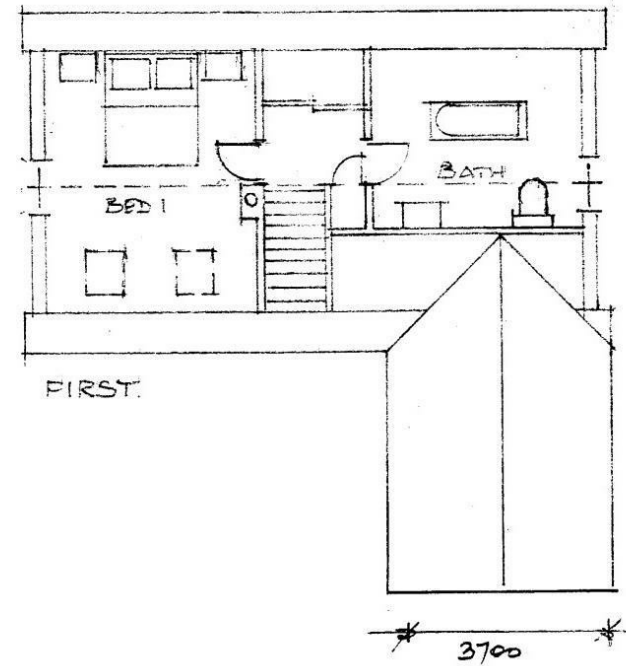
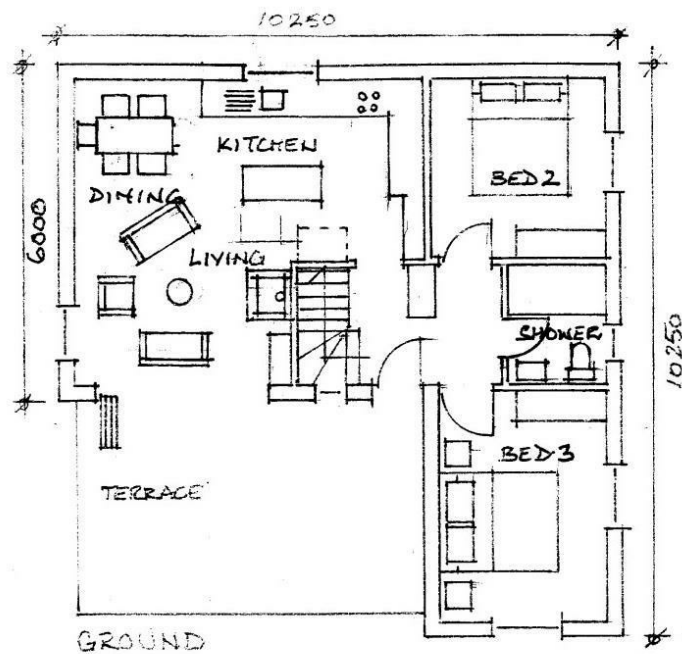
The proposed accommodation comprises an open plan kitchen/living/dining room with bi-fold doors offering direct access to the garden, two double bedrooms and a shower room on the ground floor. Whilst to the first floor is a further double bedrooms and bathroom. Outside will be off road parking for two cars and generous gardens enjoying stunning rural views over open countryside known as the 'Rother Levels' to the west.

Being within the heart of an Area of Outstanding Natural Beauty the site currently comprises a range of former agricultural buildings occupying a truly 'idyllic' lane location between the village of Wittersham and rural hamlet of Rolvenden Layne.

We recommend any interest parties review the necessary documents on the planning portal to provide you with detailed information relating to the development/conditions. APPLICATION NO: 18/00813/AS

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.





#### Agent Note

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

