RUSH WITT & WILSON

Willow Tree Barn, Palstre Court Road, Wittersham, Tenterden , Kent TN30 7PX

Guide Price £600,000

Rush Witt & Wilson are pleased to offer an exciting and rare opportunity to purchase a parcel of land believed to measure 9.24 acres (tbv) with approved planning permission for the change of use and conversion of a redundant agricultural barn into a single residential dwelling.

The proposed accommodation comprises an entrance hallway with full height vaulted ceiling, cloakroom, double bedroom with en-suite shower room and open plan kitchen/living/dining room with direct access to the garden on the ground floor. On the first floor would be two further bedrooms and the family bathroom.

Being within the heart of an Area of Outstanding Natural Beauty the site currently comprises a former agricultural building and stable building with large open paddocks and an area of light woodland with pond. 'Willow Tree Barn' 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: PA/2023/0586 - Appeal Ref: APP/E2205/W/23/3327445)

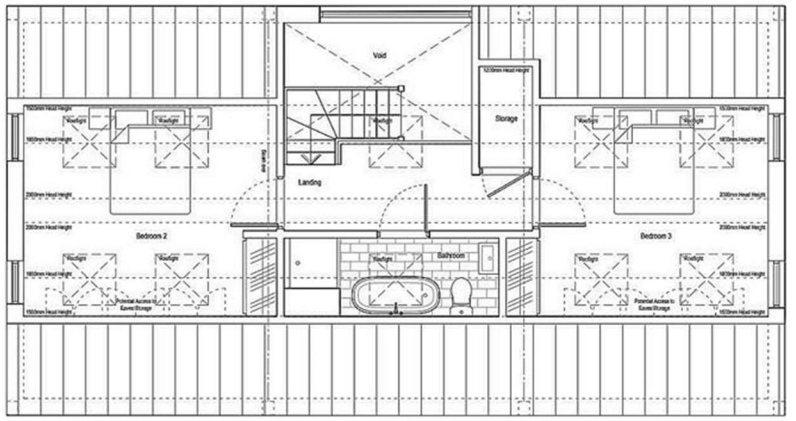
For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Agent Note
We are advised the site has water and electric already connected.

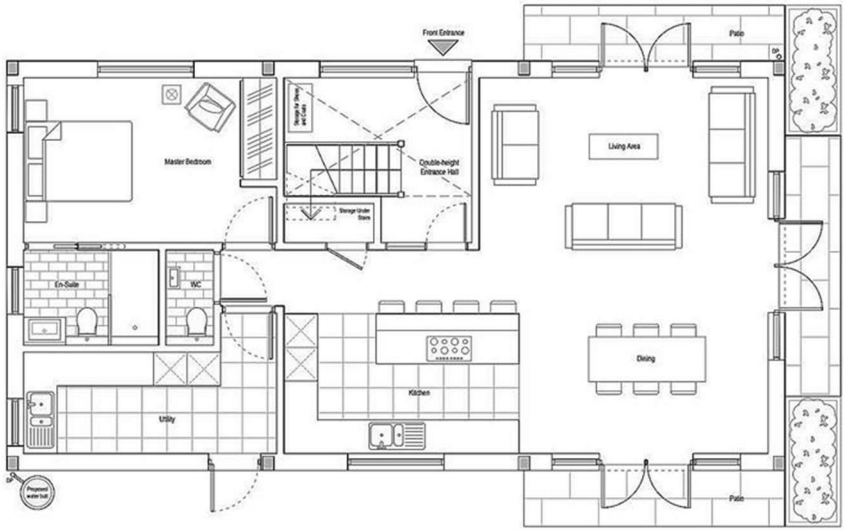
Planning permission approved on a appeal decision (22 May 2024).

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



Proposed First Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

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