



DEVELOPMENT OPPORTUNITY
LAND AT THE CORNEX GARAGE
ROLVENDEN· KENT TN17 4LN

LAND AT THE CORNEX GARAGE SITE, ROLVENDEN KENT TN17 4LN

| | |
|----------------|----------|
| Tenterden | 3 miles |
| Cranbrook | 6 miles |
| Ashford | 16 miles |
| Central London | 62 miles |

An exceptional opportunity to acquire a centrally located rural village development site, benefitting from full planning permission for seven residential dwellings together with associated landscaping and infrastructure.

- Consent granted under Planning Ref: PA/2025/1732 – Ashford Borough Council
- Accessible and desirable rural village location
- Total site area is approximately 0.44 acres
- No Affordable Housing
- No S106 Agreement

FOR SALE BY PRIVATE TREATY

GUIDE PRICE – POA

VIEWING: - Strictly by appointment via the sole agents:

Tom Watson

BTF Partnership, Clockhouse Barn, Canterbury,
Road, Challock, Ashford, Kent TN25 4BJ
01233 740077 / tom.watson@btfpartnership.co.uk

DEVELOPMENT OVERVIEW

The development land comprises 0.44 acres and benefits from planning permission for the demolition of the former garage and associated buildings and the erection of 7x residential dwellings and necessary infrastructure. Full planning under reference PA/2025/1732 was granted on 20th March 2026.

The design as proposed is modern yet commensurate to the local area. Each dwelling provides two parking spaces and a private garden, with the exception of Plot 5, which benefits from a terrace. The proposed units will provide a total combined footprint of 7,497 sq. ft. Purchasers must review and satisfy themselves with the plans/proposed areas:

- Plot 1, detached 3 bed (1,052 Sq Ft)
- Plot 2, terrace 3 bed (1,313 Sq Ft)
- Plot 3, terrace 3 bed (1,025 Sq Ft)
- Plot 4, terrace 3 bed (1,033 Sq Ft)
- Plot 5, flat over garage 2 bed (1,033 Sq Ft)
- Plot 6, terrace 3 bed (1,025 Sq Ft)
- Plot 7, terrace 3 bed (1,025 Sq Ft)

LOCATION

The site is centrally located within the rural village of Rolvenden offering a range of local amenities including a primary school, village store, and neighbouring public house. The larger settlements of Tenterden, Cranbrook, and Ashford are situated nearby, providing a more comprehensive selection of supermarkets, retailers, and educational facilities. Headcorn railway station lies approximately 11 miles to the north and offers regular hourly services to London.

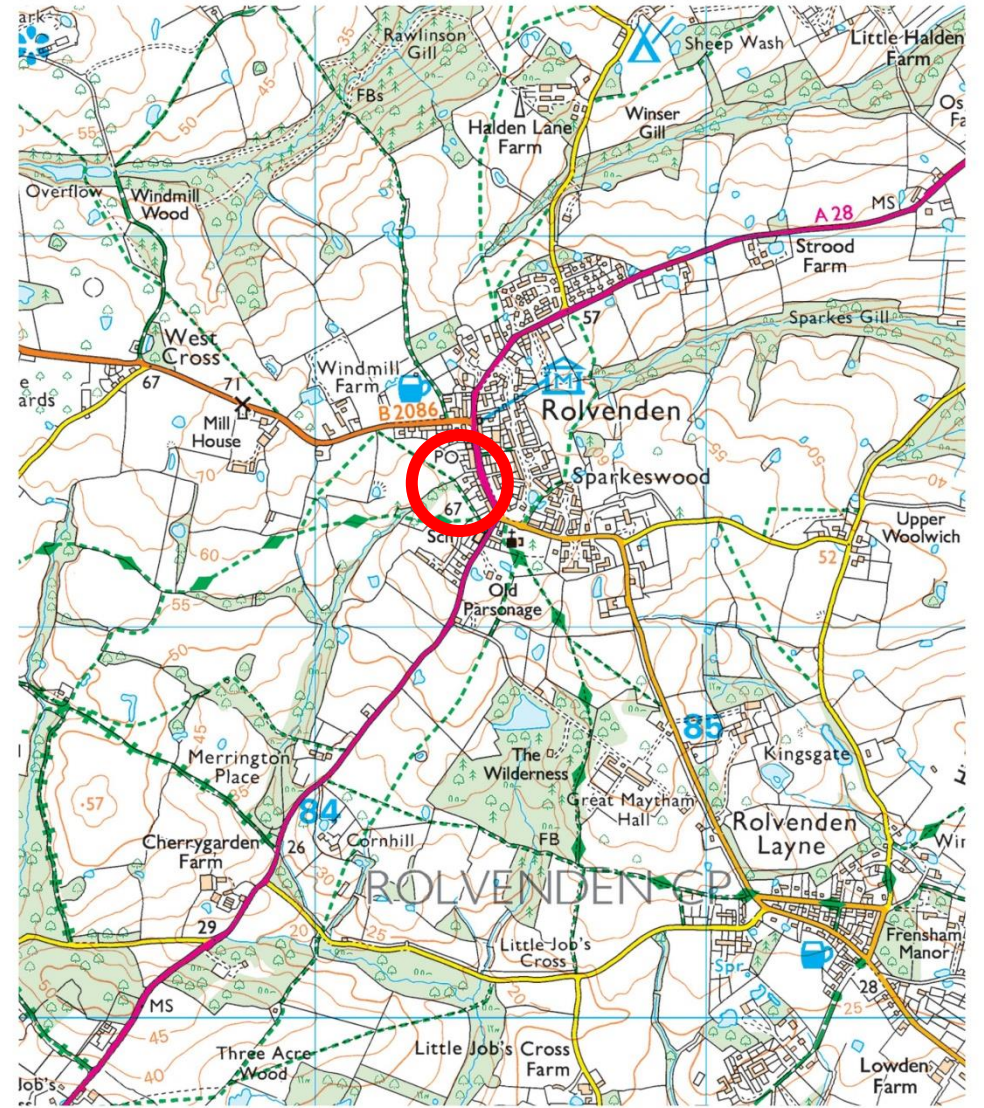
WHAT 3 WORDS: /// insect.attic.trail



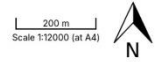


btf

Location Plan



Produced on Land App, Mar 30, 2026.
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NOTES:
 Do Not Scale.
 Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.
 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time, shall apply.
 For all specialist work, see relevant drawings.
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| Rev | Date | Description |
|-----|------------|----------------|
| A | 20/01/2025 | Issue for Plan |
| B | 20/01/2025 | Issue for Plan |
| C | 20/01/2025 | Issue for Plan |
| D | 16/01/2025 | Issue for Plan |
| E | 20/01/2025 | Issue for Plan |



Front Elevation to High Street



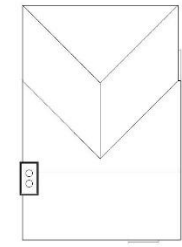
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



Rear Elevation



Side Elevation

Project Title
Cantium
 Residential Development at
 Former Cornex Garage Site
 Rolvenden
 Kent
 TN17 4LN

Drawing Description
Plot 1 Plans and Elevations

Scale
 1:100 at A1/1:200 at A3 HM

Date
 Jan 2026

Drawn by
 MC

Checked by
 MC

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CANTERBURY LONDON HARPENDEN

Drawing Number
31105A_20

Revision
E



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 Report all discrepancies, errors and omissions.
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 All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
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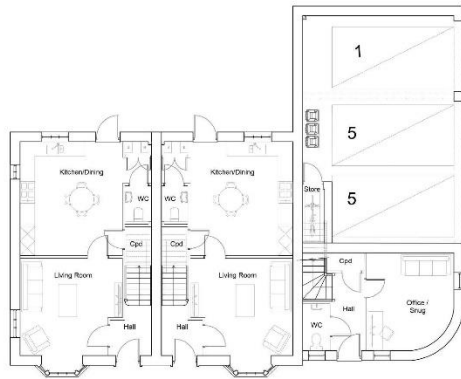
| Rev | Date | Description |
|-----|------------|---------------|
| A | 01/02/2021 | Issue to Team |
| B | 20/02/2021 | Issue to Team |
| C | 15/04/2021 | Issue to Team |
| D | 18/10/2021 | Issue to Team |
| E | 20/01/2022 | Issue to Team |



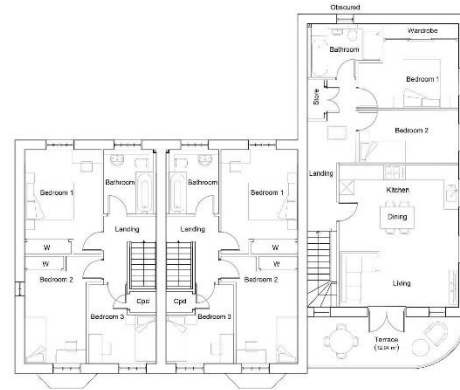
Plot 6+7 Front Elevation (South-West)



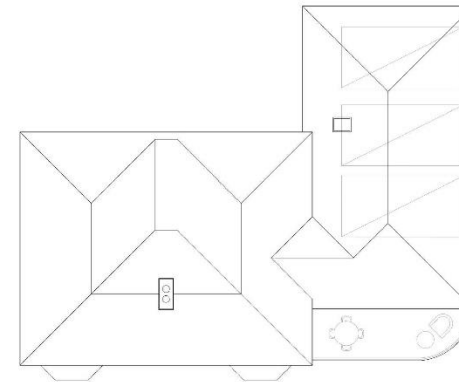
Plot 5 front elevation (South-East)



Ground Floor Plan



First Floor Plan



Roof Plan



Rear Elevation (North-East)



Side Elevation (North-West)



Side Elevation (North-West cutting through Plot 6)

Project Title
Cantium Residential Development at Former Cornex Garage Site Rolvenden Kent TN17 4LN

Drawing Description
Plot 5 - 7 Plans and Elevations

Scale
1:100 at A1/1,200 at A3 HM

Date
Jan 2026

Drawn by
MC

Checked by
MC

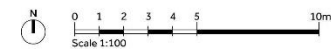
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CANTERBURY LONDON HARPENDEN

Drawing Number
31105A_23

Reason
E



PLANNING

Planning Permission has been granted for the demolition of the former garage and associated buildings and the erection of 7 residential dwellings and necessary infrastructure under reference PA/2025/1732 on 20th March 2026.

The site was originally allocated within the Rolvenden Neighbourhood Plan for the development of ten residential dwellings. In accordance with the Plan, the proposed scheme has been designed to ensure that each dwelling is of a scale and materiality appropriate to, and respectful of, the surrounding context.

LOCAL AUTHORITY

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

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

CIL

Ashford Borough Council does not currently have an Adopted Charging Schedule; therefore, CIL will not be applicable. Purchasers are advised to carry out their own investigations.

ACCESS

Access will be directly from Rolvenden High Street to the east of the development plot which we believe to be a publicly adopted highway.

SERVICES

Access to mains services is understood to be readily available from the site and includes mains water, electricity and sewerage. **PLEASE NOTE:** None of these services or connections have been checked or tested.

BOUNDARIES

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

TENURE

The development site is registered under Title Number TT2595. Office Copy Entries of the Title Register and Plan are available from the selling agents on request.

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 of drainage, water and electricity or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. This includes a right to an adjoining neighbour's garage in the north.

The Vendor owns the adjoining Inkerman Field to the northwest and will retain a vehicular right of way from the High Street to their retained land, and vice versa, to facilitate future development

Provision is made for drainage connections to an off-site swale to the east, with associated rights for access and maintenance.

PURCHASER IDENTIFICATION

In accordance with current Money Laundering Regulations, we are required to obtain formal proof of identification from all prospective purchasers. BTF utilises the services of Thirdfort to verify purchaser identity and residency.

PLANS, ACREAGES & MEASUREMENTS

The Plans, acreages and measurements 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 fittings.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

The vendor is in the process of registering for VAT. VAT may therefore be payable on the purchase price

VIEWINGS

Neither the Vendors nor their agents shall be liable for any accident, loss, damage, or personal injury arising during the course of any viewing, whether such viewing is accompanied or unaccompanied.

Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment with the Vendor's sole agent.

ADDITIONAL INFORMATION

A data vault has been created to provide a suite of information relating to the site and planning including reports, plans and drawings. The data vault is password protected. To gain access, please contact the selling agents.

A Phase II contamination report is being organised and will be available shortly.

There is potential for a temporary site compound to be made available on the adjoining Inkerman Field, by separate negotiation.

BTF Partnership

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Land and Property Experts

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