



Land at Kingswood, Starvecrow Lane, Rye



Land at Kingswood, Starvecrow Lane, Rye TN31 6XN

A stunning rural plot of 24.32 acres with captured planning permission for development of a truly bespoke and idyllic home. Offering a once in a lifetime opportunity, the plot is set in an AONB with breathtaking countryside views.

Rye town centre 5.6 miles, A21 8.6 miles, Hastings 11.5 miles, M20 (Jct 10) 22 miles, Gatwick Airport 50 miles

24.32 Acres | Direct road access

The property

This generous 24.32-acre plot of land for development is located in the heart of the stunning High Weald National Landscape and surrounded by picturesque rolling fields, woodland and meadows. A picturesque private woodland drive provides access from the road, leading to the site, which is sheltered by woodland on one side and enjoys south facing views across the surrounding countryside.

Plans have been developed for a magnificent modern home, set into the hillside with an ultra-low visual impact that is sympathetic to the surrounding natural beauty. 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 that stretches out beyond. There are also plans for a substantial outbuilding comprising ancillary accommodation, garaging and glasshouse and potting shed.

The plot includes the potential for beautiful, landscaped gardens, green roof, kitchen garden and also offers a wildflower glade, small wetlands, a pond, an abundance of wildlife

and ancient semi-natural woodland which is carpeted with bluebells during Spring.

Location

The plot is in an idyllic rural position, surrounded by rolling High Weald countryside and just five miles from historic Rye. The town is one of the most sought-after locations in the area, with its historic fortifications, Grade I Listed church and enchanting winding streets and alleys. Rye has a wealth of independent shops, restaurants, and cafés, as well as small supermarkets, a leisure centre and primary and secondary schooling. Further everyday amenities can be found in nearby Peasmarsch, including a larger supermarket and a primary school. Hastings is also within 11 miles, offering access to a wealth of shopping, leisure and educational facilities. There are many more excellent schools in the area including Saint Ronan's School in Hawkhurst, Vinehall School in Robertsbridge, The King's School in Canterbury, Tonbridge School for boys and Benenden Independent School for girls. The area is well connected by road, with the A21 providing routes towards the M25, and the M20 just over 20 miles away at Ashford. Rye's railway station provides routes towards London, changing at Ashford International.

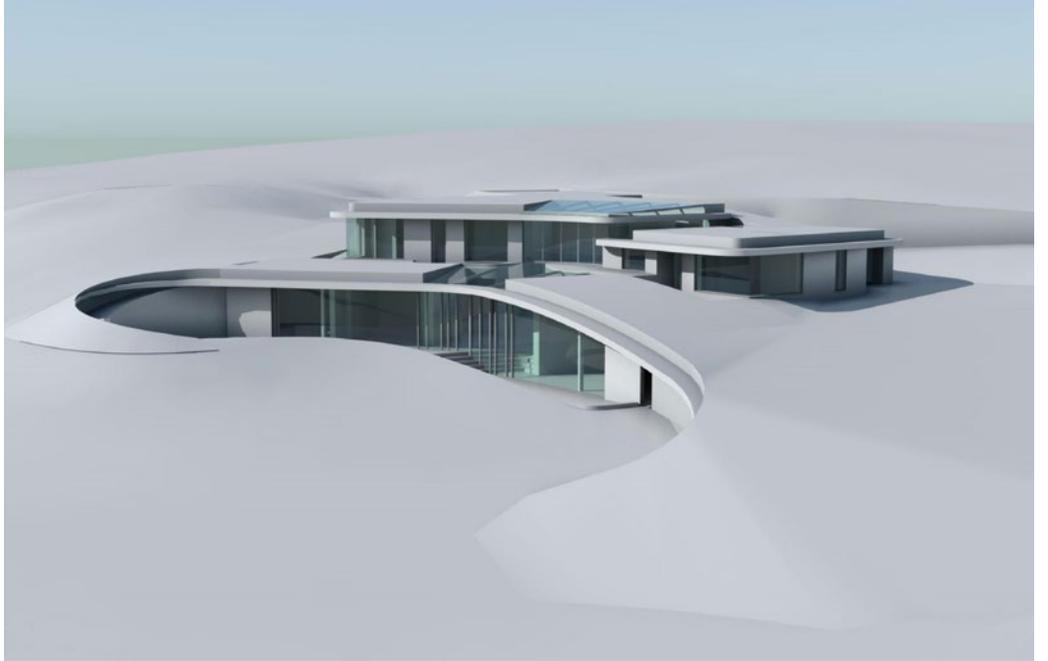
Planning approval reference number:
RR/2017/2886/P



CGI of current planning permission



CGI of current planning permission



RED - Planning permission upper floor
BLUE - Planning permission lower floor
YELLOW - Planning permission outbuildings



Plan for identification purposes only



Directions

What3Words: ///excusing.swerves.gangway

Services

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

Rights of Way

There are no public rights of way shown on the East Sussex County Council Definitive Map crossing the land.

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

General

Local Authority:

Rother District Council: 01424 787 000

Tenure: Freehold

Guide Price: £2,150,000

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