



Exciting Development Opportunity for 5 Dwellings in  
Sought-After Village Location with Outline Planning  
Permission

Land at Ryarsh Place Farm, Birling  
Road, Ryarsh, West Malling, Kent,  
ME19 5LS

# Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The property comprises the former agricultural yard at Ryarsh Place Farm, situated off Birling Road in the village of Ryarsh, Kent.

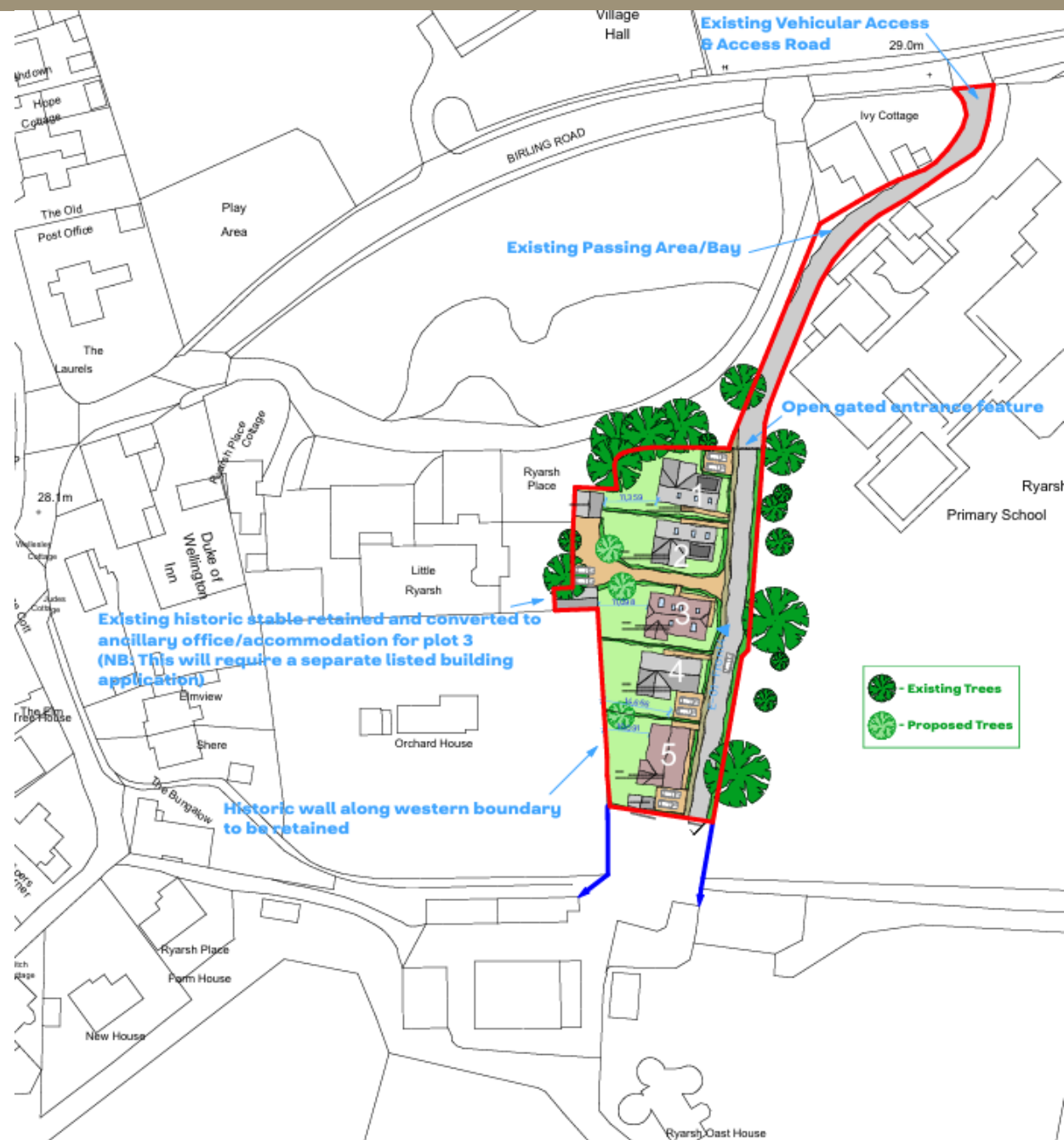
The site is presently occupied by a range of agricultural buildings, predominantly dating from the 1960s and 1970s, together with some older structures.

The buildings are arranged around areas of predominantly concrete hardstanding. Vehicular access is currently provided from Birling Road via a concrete and hard-surfaced entrance track leading southwards into the site. The property occupies an attractive village location within Ryarsh, approximately 2.5 miles from West Malling and approximately 4.5 miles from Kings Hill.

Ryarsh itself provides a range of local amenities including a primary school, village hall and the Duke of Wellington public house.

West Malling provides a wider range of shops, restaurants and everyday amenities together with a railway station. Rail services from West Malling to London Victoria take approximately 53 minutes.

The site is well positioned for access to the surrounding Kent countryside and the wider road network, with Kings Hill and West Malling both within convenient travelling distance. Gatwick Airport is approximately 33 miles away.



Outline Planning Permission was granted by Tonbridge & Malling Borough Council on 7 May 2026 under planning reference: [25/00501/OA](#) for: *The demolition of the existing range of modern agricultural buildings and redevelopment of the site with five dwellings, comprising one single-storey dwelling and four chalet-style dwellings, together with associated car ports, hardstanding for car parking and turning, landscaping works and the conversion of the existing former stable building into an ancillary domestic outbuilding.*



## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## VAT

TBC

## CIL/S106

TBC

## Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. [p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.  
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

# Agent Details

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Peter Bowden

01732 363633

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)



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These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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