



LAND AT DARENTH HILL, DARTFORD, DA2

77.51 ACRES OF ARABLE LAND & BUILDING





DESCRIPTION

An exciting opportunity to purchase two parcels of productive arable land and a general-purpose building, in a strategic location, directly adjacent to the village of Darenth, Dartford, Kent.

The property is available for sale in up to three lots, or as a whole, comprising 77.51 acres (31.35 ha) of grade 2/3 arable land.

LOCATION

The property is located directly adjacent to the east of Darenth, two miles south-west from Dartford. The land is accessible through Darenth Hill Road and Green Street Green Road, 0.5 miles from J2 of the M25 (Darenth Interchange) and the A2.

The nearest postcode is DA2 7QS.

What3Words location reference [///sock.occurs.edits](https://www.what3words.com/sock.occurs.edits)

PLANNING

The land all falls within the Metropolitan Green Belt, outside any defined settlement boundary as per the adopted Dartford Local Plan (adopted April 2024).

It is believed, however, that there is medium to long term potential owing to the land's location. Adjoining the adopted village boundary of Lane End, it is a short walk from several key services and bus stops, plus just a short drive to a major road network.

A planning brief is available from the vendor's agent.

GENERAL

Method of Sale

The property is offered by sale by Private Treaty as a whole or in up to three lots.

Tenure

The property is for sale freehold. The property is registered under title numbers K668742 and K303169.

The land is currently subject to a contract farming agreement (CFA).

Overage

The property will be sold with an overage condition that benefits the vendor and any beneficiaries or successors, who will retain a 30% share net increase in value of the property resulting from planning permission being granted for any non-agricultural or horticultural use for a period of 30 years. Further details available from the vendor's agents.

Boundaries

All boundaries outlined red on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries. Any mistakes, omissions, or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

Holdover

The vendor may require holdover on the arable land following the completion of the sale(s). Further details available from the vendor's agents.

Local Authority

Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR.

LOT 1- LOWER FARM BARN AND 5.13 ACRES (2.07HA) OF ARABLE LAND: OFFERS IN THE REGION OF £250,000

The property has direct access from Darenth Hill and includes a steel portal framed building with corrugated cladding (12.5m x 14.5m) and 5.13 acres of ancillary/arable land.

The land is classified as grade 2, being Frilsham series soil.

The property is subject to an option agreement which is due to expire on 26th July 2024.



LOT 2- 9.65 ACRES (3.90HA) OF ARABLE LAND: OFFERS IN THE REGION OF £200,000

A single arable field with access from the B260 (Green Street Road) along the eastern boundary.

The land is classified as grade 2/3, being Frilsham series soil.



LOT 3- 62.73 ACRES (25.38HA) OF ARABLE LAND: OFFERS IN THE REGION OF £600,000

A large parcel of arable land with access from Darenth Hill. The land fronts directly onto the village of Lane End to the east.

The land is classified as grade 2, being Frilsham series soil.



GENERAL

Services

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

VAT

Should any sale of the property, whether as a whole or in lots, or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

BPS

There are no entitlements included to any Basic Payment Scheme in the sale.

Easements, Wayleaves & Rights of Way

The land is offered subject to the benefit and burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Sporting, Timber & Mineral Rights

All sporting and timber rights are included in the freehold sale, insofar as they are owned.

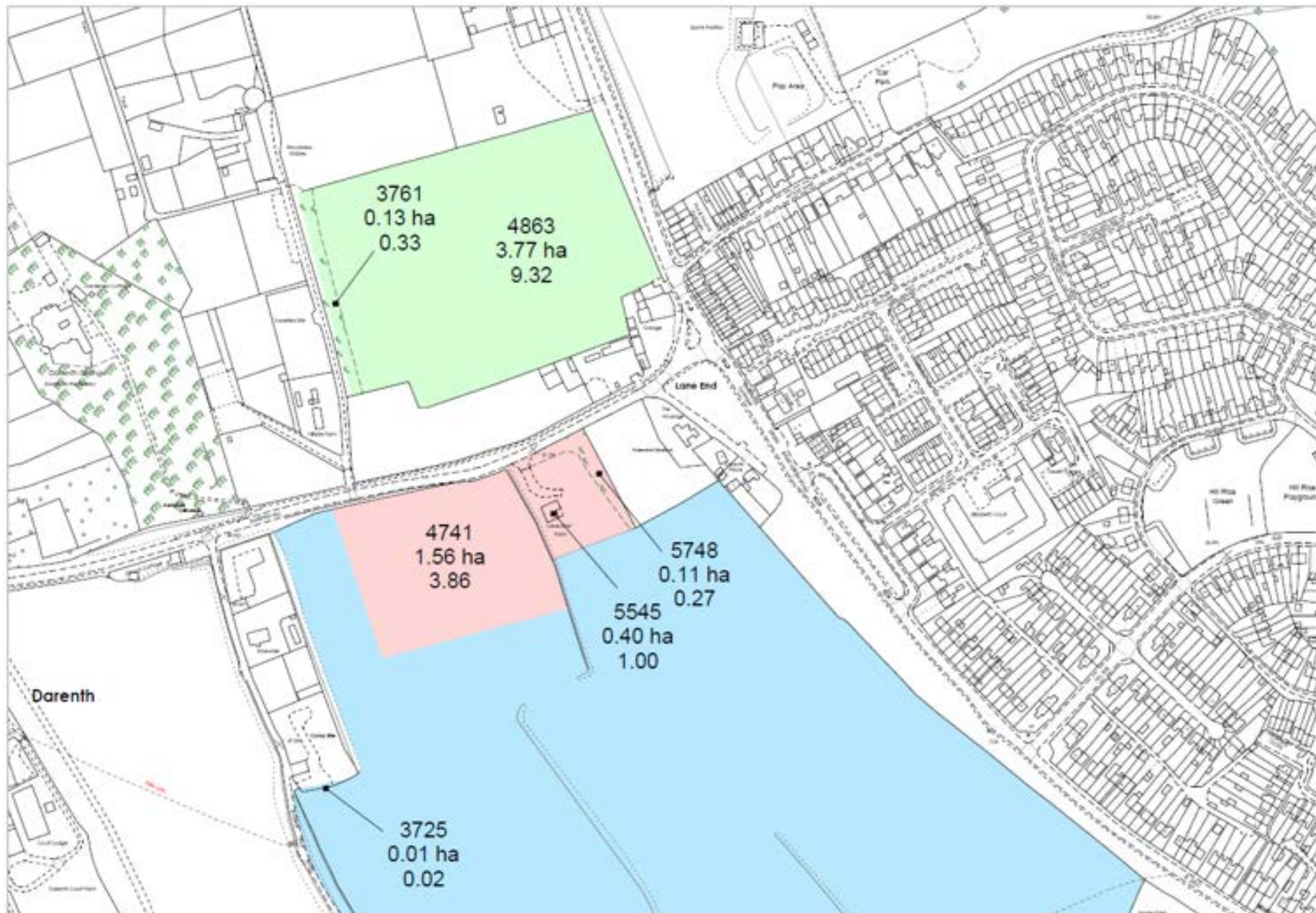
Environmental Grant Schemes

The land is not subject to any environmental schemes.

Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.







Land at Darenth Hill, Darenth, Dartford, Kent

Lot Key

- 1** Lot 1 (2.07 ha / 5.13 ac)
- 2** Lot 2 (3.90 ha / 9.65 ac)
- 3** Lot 3 (25.38 ha / 62.73 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Y22406-01 | Date 29.05.24



Viewings

Inspections should be arranged by prior appointment with the vendor's agents.

Health & Safety

Due to the potential hazards on a working farm, we ask that you exercise utmost caution during your viewings, especially around the building and roadways, to ensure your personal safety

Guide Prices

Whole: £1,050,000

Lot 1: £250,000

Lot 2: £200,000

Lot 3: £600,000

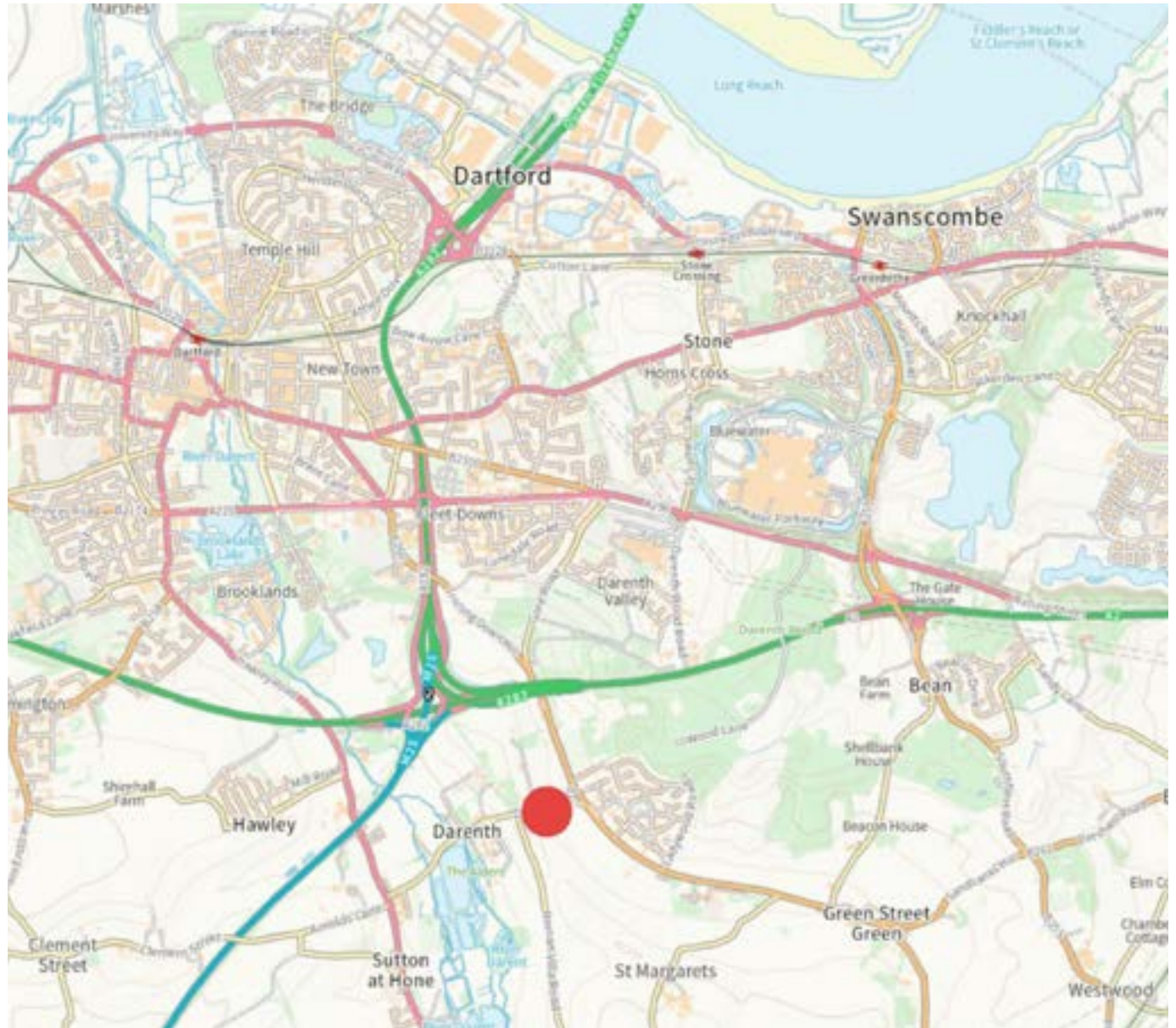
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