



# DARENTH GRANGE

**Darenth Hill, Dartford, Kent, DA2 7QR**

Freehold for Sale - Residential Development Opportunity



## OVERVIEW

- Former care home building totalling 21,041 sq. ft
- Temporary 2 year planning permission for workers accommodation and training centre
- Approximately 5 acres of land.
- Freehold for sale with vacant possession
- Views to the south over Beacon Wood Country Park
- Potential for alternative residential or commercial uses subject to planning permission

## LOCATION

The Property is located in Darenth in a semi-rural location, with good access to other regional centres such as Dartford which is approximately 3.5 miles to the north, Sevenoaks is 12 miles to the south and Rochester 13.5 miles to the east. The immediate surrounding area is predominantly agricultural land with some adjacent residential dwellings and a neighbouring nursing home.

In terms of connectivity, the property benefits from good access to regional road networks with access to the M25 and A2 within close proximity. The property benefits from being close to a wide range of leisure, recreational and retail facilities. This includes Bluewater Shopping Centre to the north, the London Golf Club to the south and the potential development of the new Wasps' Rugby stadium to the west.

The nearest railway station is Farningham Road which is approximately 2 miles to the south, which provides a service to London Victoria in approximately 30 minutes. The property also benefits from being 6 miles west of Ebbsfleet International railway station which provides a high speed service to London St Pancras International within approximately 20 minutes.



## DESCRIPTION

The property comprises a three storey building, forming a vacant thirty two room care home (use class C2) extending to approximately 21,041 sq. ft. The property is arranged over four floors which includes a basement, with the property offering spacious accommodation throughout. The ground floor has undergone some recent refurbishment in line with the previous care home requirements and is now presented in average to good condition. The property retains some stunning period features including an impressive panelled hall, high ceilings with some decorative cornicing and ceiling roses and original fireplaces. Darenth Grange could potentially offer a fantastic opportunity for a substantial family home, a bespoke country hotel or retirement / luxury apartments.

There are fantastic far-reaching views to the south which overlook Beacon Wood Country Park, an area of ancient woodland that was formerly the site of a Elizabethan beacon warning of a potential invasion by the Spanish Armada. There is ample parking to the front of the property and outside space, that includes mature formal gardens and woodland. Within the grounds there is a Grade II listed Icehouse which is located to the south east of the main building. The site in total extends to approximately 5 acres (2.023 hectares).

## PLANNING

The site lies within the administrative jurisdiction of Dartford Borough Council. The main building is not listed, however there is a Grade II listed Icehouse within the grounds of the property. The site is classified as being within the Green Belt. The Property was granted planning permission in February 2023 for the "Change of use of the former care home (Use Class C2) to a mixed use comprising residential accommodation for employees of Vineyard Farms Ltd as well as for a residential training centre for the same persons. Erection of a new screening wall to the front of the property, new fence and gate to the rear, formalised parking areas and pedestrian routes." The planning permission is granted on a temporary basis for 2 years, with the permission expiring on the 1st March 2025 when the use shall be discontinued and the building reverting back to a C2 use class.

## TENURE

The property is registered at the Land Registry under title number K558382 with the registered proprietor Vineyard Farms Limited, our client.





## VACANT POSSESSION

The sale will be on a vacant possession basis.

## SERVICES

Main services are believed to be in close proximity, however interested parties make their own enquiries of the relevant statutory authorities. Prospective purchasers should satisfy themselves that the service connections and capacities are suitable for their purposes. No warranties are provided in this sale.

## EPC

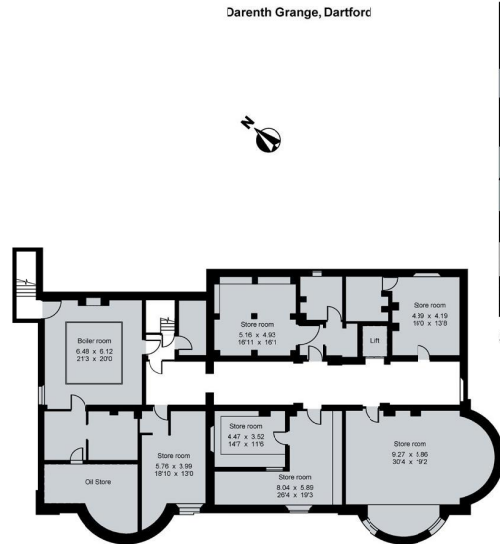
We can confirm that the property has a commercial EPC rating of C (61) and is valid until 4 October 2031.

Darenth Grange, Dartford  
 Gross internal area (approx) 1597.5 sq m/ 17,195 sq ft  
 External store room 18.7 sq m/ 201 sq ft  
 Cellar 372.1 sq m/ 4005 sq ft  
 Total 1938.3 sq m/ 21,411 sq ft



Ground floor

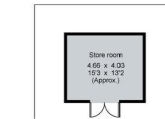
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Lower ground floor

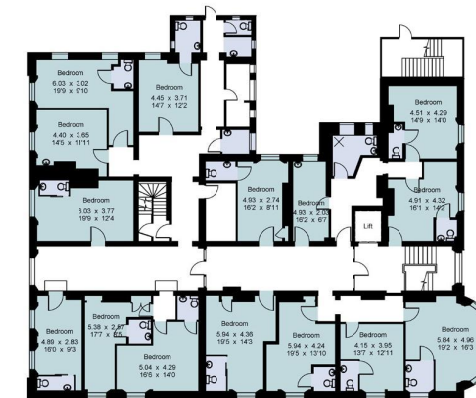


Second floor



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Darenth Grange, Dartford



First floor

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## VAT

We understand that the Property is not opted for VAT.

## FURTHER INFORMATION AND VIEWINGS

If you wish to arrange a viewing please contact Will Chatterton. Persons who view the property from the road do so at their own risk.

Further information regarding the property can be available on request. No letters of reliance will be provided although the Vendor will not unreasonably withhold consent to consultants instructed by the vendor providing letters of reliance, subject to the purchasing party negotiating the required wording themselves (and paying any fees due).

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from.

## SAVILLS SEVENOAKS

### Will Chatterton

will.chatterton@savills.com  
01732 789 794  
07890 595338

### Matthew Rothery

mrothery@savills.com  
01732 789 718  
07814 767 388



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