



LAND ADJACENT TO BEAN PRIMARY SCHOOL
BEAN, DARTFORD, KENT DA2 8AL



**Lambert
& Foster**

A2 DUAL CARRIAGEWAY 1.3 MILES | M25/A2 INTERSECTION 5 MILES | DARTFORD TOWN CENTRE 6 MILES

LAND ADJACENT TO BEAN PRIMARY SCHOOL, BEAN, DARTFORD KENT DA2 8AL

4.05 acres /1.6 hectares of equestrian grazing land on the immediate edge of the built up extent of the village of Bean.

GUIDE PRICE - Offers in excess of £125,000 + VAT FREEHOLD

BEST AND FINAL OFFERS BY MIDDAY ON 9TH OCTOBER 2026



DESCRIPTION

The land is located inbetween Bean Primary School and Beacon Drive on the southern outskirts of the village of Bean which is located to the immediate south of the A2 dual carriageway connecting to the M25 and Central London. The site comprises equestrian grazing land with access with road frontages to the Southfleet Road on the western boundary and School Lane on the Eastern Boundary where there is a gated entrance. A Public Footpath runs the entire length of the northern boundary.

ACCESS

The property is accessed through a gated entrance off School Lane.

OCCUPATION

The land is currently occupied on a Grazing Licence which expires no later than 12th May 2027 or by either party serving 2 months Notice for Vacant Possession.

VAT

The vendors are VAT registered so VAT is payable in addition to the agreed sale price.



METHOD OF SALE: The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

VIEWING: The land can be viewed at any reasonable time during daylight hours from the footpath running along the northern part of the land having notified Lambert & Foster's Paddock Wood Office on 01892 832325 Option 3. Please **do not** enter the fields which are currently let for equestrian grazing. For further information, contact Alan Mummery.

DIRECTIONS

The nearest postcode to the land is DA2 8AL.

WHAT3WORDS: //////////////clips.cove.ocean.

TENURE: Freehold with vacant possession subject to the current grazing licence.

SERVICES & UTILITIES: No services are connected to the land. Applicants should rely on their own investigations as to the availability of service connections.

LOCAL AUTHORITY: Dartford Borough Council, Civic Centre. Home Gardens, Dartford DA1 1DR www.dartford.gov.uk

FLOOD & EROSION RISK: The property is located within Flood Zone 1, an area with a low risk of flooding.
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold sale.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers. AML searches will apply.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 125 YEARS