

Barn End Farm
Barn End Lane
Dartford
DA2 7QA



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Circa 131 acres of land to the south of Dartford, Kent.

This represents a significant opportunity for development, particularly given its strategic location, adjoining the existing settlement boundary of Wilmington. The proximity to residential areas, naturally enhances its appeal for potential residential or mixed-use development, subject to the necessary planning permissions.





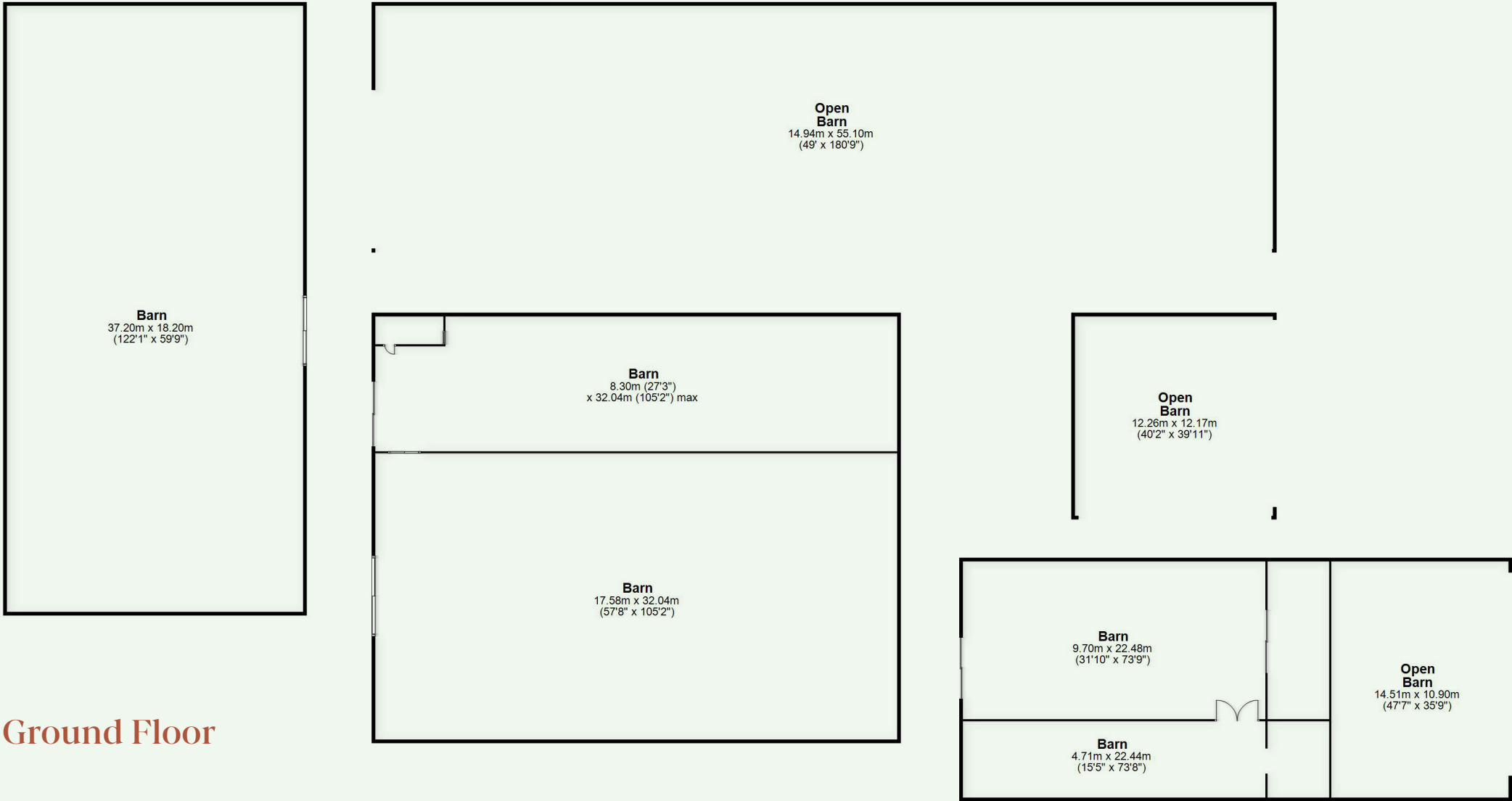


A rarely available edge of settlement land holding.

Given the size and location, the land presents a unique opportunity for developers looking to expand their residential offerings or create a mixed-use community, blending housing with necessary amenities or commercial spaces. The area's existing infrastructure, proximity to Dartford, and potential for easy connectivity to London via transport links further enhances the development potential of this site.

A notable feature included within the 131 acre disposal, is the inclusion of a hard standing yard, covering approximately 1.65 acres, which currently hosts buildings amounting to 32,000 square feet. These existing structures of previously developed land could serve various purposes, such as supporting initial phases of development, providing temporary facilities during construction, or repurposing for commercial or industrial use, depending on the eventual planning approvals.

House Builders, Land Promoters and representing Agents have pinpointed the land to have significant development potential, leading to many direct approaches in recent years. Rybull Group are instructed to handle the sale, and we welcome interest by way of informal tender. We seek unconditional bids, where the sellers reserve the right to reject the highest bid or indeed any bid at their discretion.



Ground Floor



The land can be accessed from Barn End Lane, positioned to the Southern edge of Wilmington village. Wilmington is a desirable residential area situated South of Dartford.

The area benefits from excellent rail connections to London, with services available on the North Kent line, the Bexleyheath line, and the Dartford loop line via Sidcup. Additionally, the local schools are highly regarded, with nearby options receiving good and outstanding Ofsted ratings.

Barn End Lane

Dartford Station
2.4 miles

Crayford Station
3.1 miles

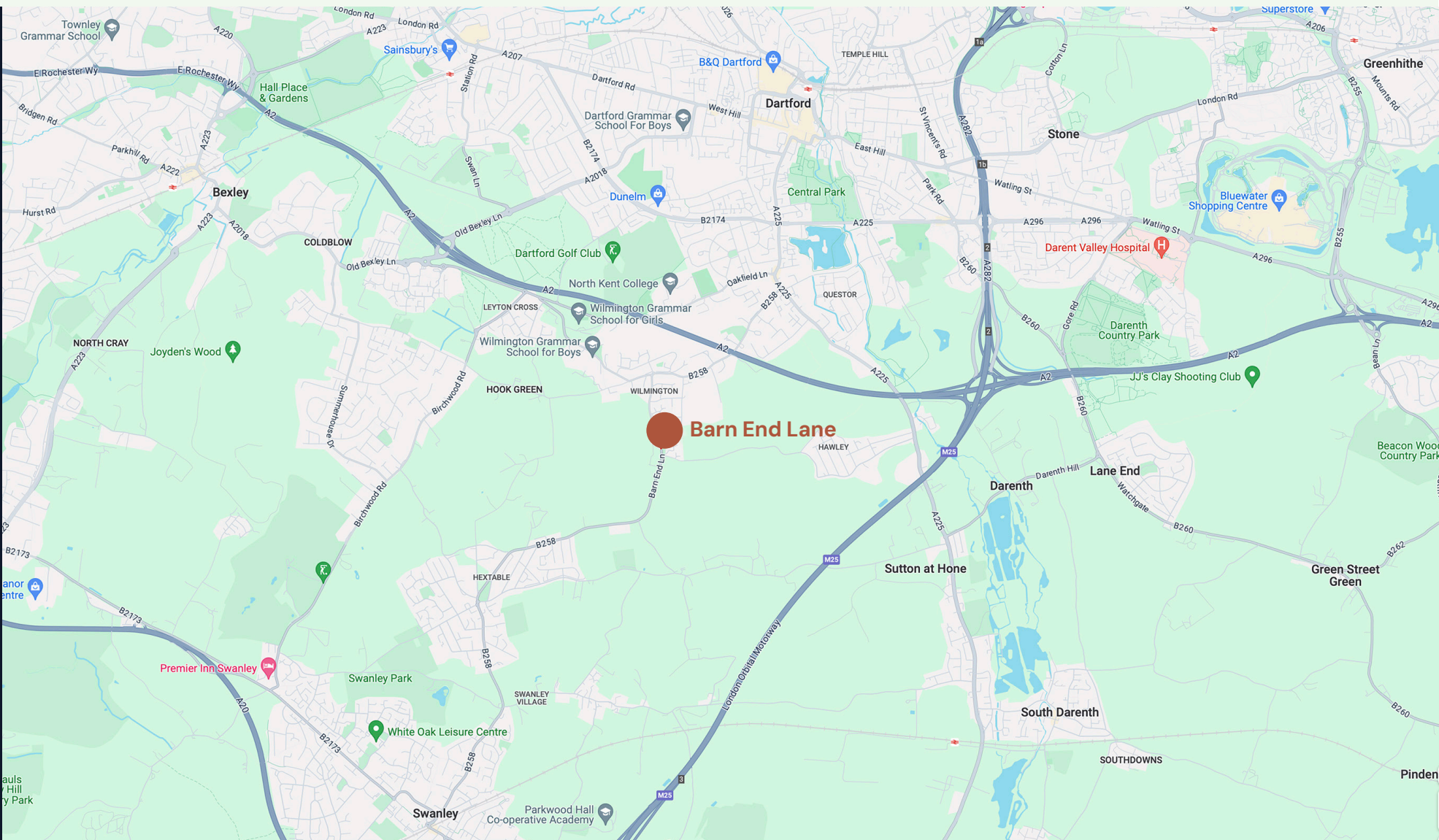
Farningham Road Station
3.2 miles

Wilmington Primary (Ofsted Good)
0.6 miles

Wilmington Grammar
School for Boys (Ofsted Good)
0.8 miles

Wilmington Grammar
School for Girls (Ofsted Good)
0.8 mile walk (1.5 mile drive)

Wilmington Academy
State School (Ofsted Outstanding)
0.8 miles





Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values. Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK. Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.

Title & Tenure

The land is currently registered as freehold under the following HMLR title number, K169759. Purchaser should be aware this title formed part of a larger parcel and may be subject to change.

Services

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

VAT

In situations where a sale of any part or right attached to it becomes chargeable for Value Added Tax (VAT) purposes, the responsibility for paying the tax falls on the purchaser.

Method Of Sale

Rybull Group are instructed to place the land to the market by way of informal tender.
As sole agents, all offers, and interest should be directed to: sales@rybull.co.uk
The sellers seek unconditional bids for the entire land holding, without conditions.
We welcome any overage proposals in addition to any unconditional offer made. The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

Viewings

The land may be inspected, strictly by appointment only through the vendor's sole selling agents, Rybull Group.

AML Counterparty Checks

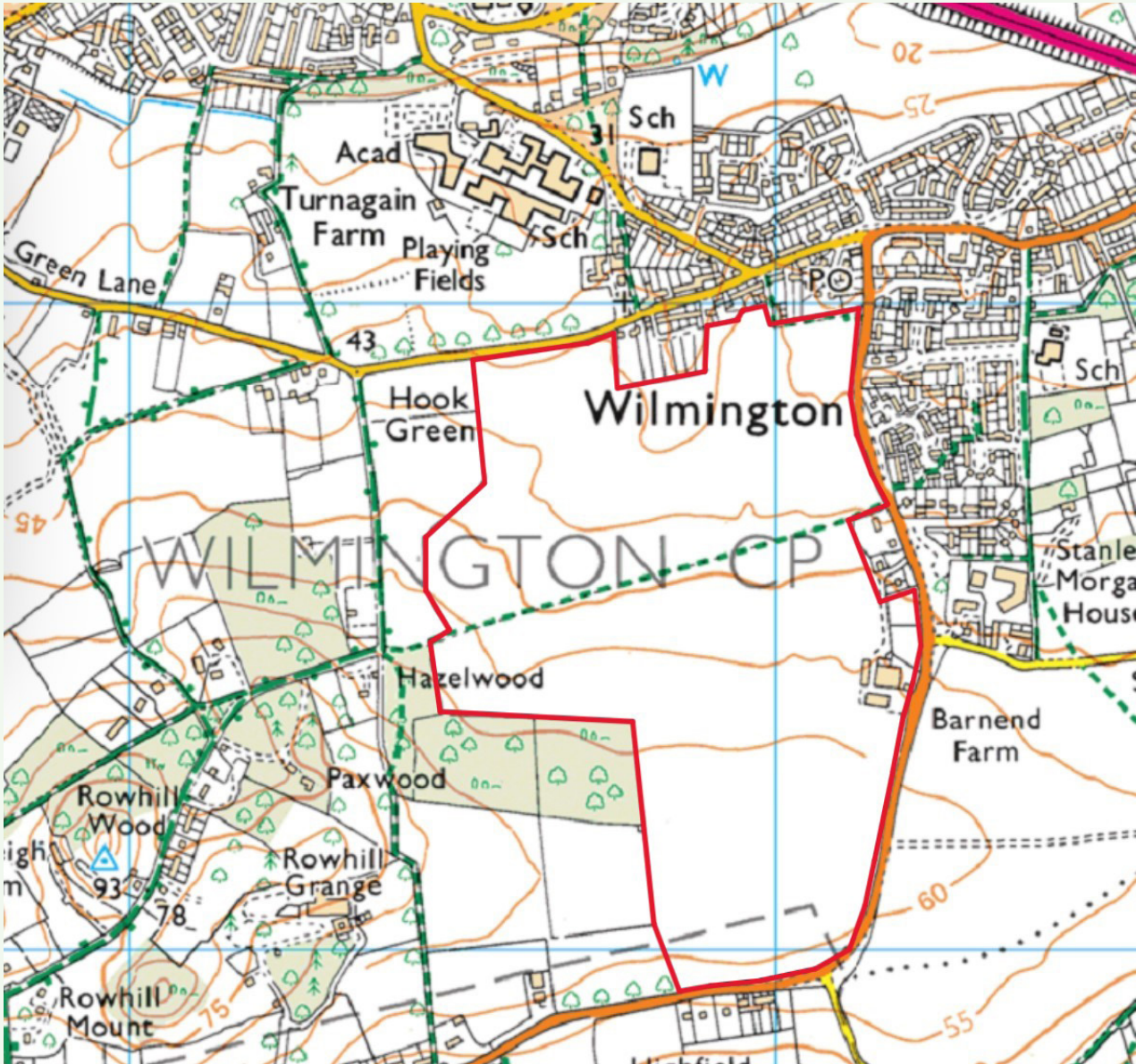
A successful bidder will be required to provide information to satisfy our AML requirements.

Local Planning Authority

Local Planning Authority – Dartford – www.dartford.gov.uk

Public Right of Way

A public footpath crosses the land as shown on the plan.



Boundaries, Plans & Areas

The plans on these sales particulars and the acreages quoted are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process whilst taking advice from their own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof.

The specified areas are given for guidance only and without responsibility. Purchasers should not rely upon the stated areas as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Health & Safety

Prospective purchasers must have regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident or injury as a result of viewings.

Photography was carried out in August 2024.

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

For further information or to arrange an inspection, please contact a member of our team below:

Chris Ryall

Director

Email: chris@rybull.co.uk
Mobile: +44 (0) 7552 090 531

Ian Bullimore

Director

Email: ian@rybull.co.uk
Mobile: +44 (0) 7947 531 094

Address:
Rybull Group, Cardinal Point, Rickmansworth WD3 1RE

