

All photographs, graphics and plans are for illustrative purposes only.



Guide Price £250,000

**Exciting Opportunity on Eastern
Boundry of Bean Village, Dartford**

Stables Adjacent Stonewood
Cottages, Sandy Lane, Bean,
Dartford DA2 8AF

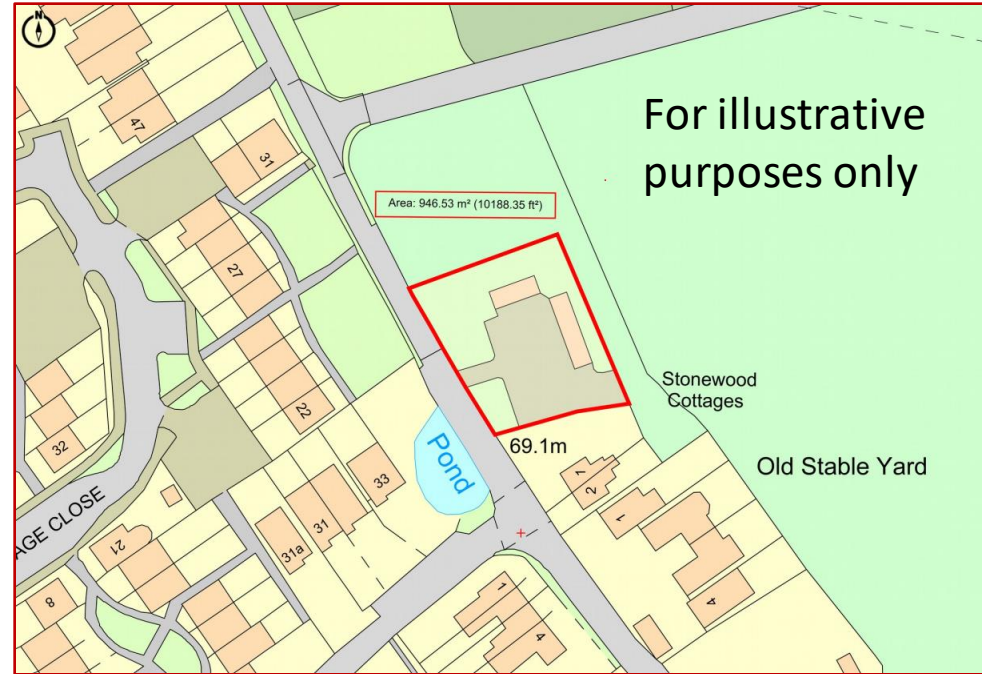
Site Description

- The Site is located in the Green Belt on the eastern boundary of Bean village.
- The sight slopes gently from east to west (away Sandy Lane.)
- The Site itself consists of five livery stables, two ancillary tack rooms and associated hardstandings.
- We understand that for the last 3-4 years, the Site has been used for the storage of household goods.
- Prior to that, we understand that the land was used as livery stables.
- The stable blocks were originally consented in 1999.
- Subsequently, the [07/01202/FUL](#) consent resulted in the demolition of one of the original stable blocks and the erection and relocation of a new stable block. This was following the construction of a new foul sewer running approximately east to west across the southern edge of the site.

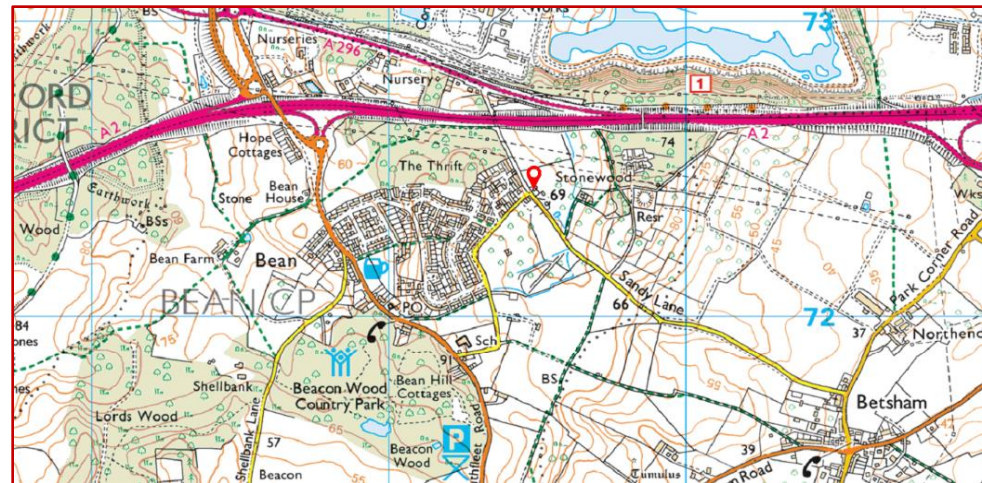


Location

- Located along the eastern boundary of Bean Village, the site offers an excellent opportunity to enjoy the benefits of semi-rural living, with beautiful views over adjacent farmland. Bean village has a range of facilities including a village shop, primary school, surgery, public house and an attractive country park.
- Slightly further afield are the shopping facilities offered by Longfield and Dartford which are circa 2.6 miles and 4.7 miles from the site. Furthermore, Bluewater shopping centre is an estimated 2.3 miles away.
- The site ideally placed for commuting as it has access to both the A2 and M25 motorways. Moreover, Ebbsfleet International station is only 3.7 miles away and provides a circa 20-minute service to London St Pancras.



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Sales and Viewing Information

Method of Sale

- The site is offered on the open market for sale by private treaty.
- All offers must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk
- Offers should include details of any overage which may be paid in light of improved planning consents.

Services

- All intending purchasers are advised to make their own enquires with the relevant statutory bodies to ensure availability and adequacy of any services.

Viewing

- Strictly by appointment with RPC land & New Homes, Tonbridge office, 01732 363633

Fees

- Intending Purchasers will be required to pay RPC Land & New Homes introductory fees at 2% of the purchase price plus V.A.T at the prevailing rate on the legal completion. This must be taken into account when submitting any offers.



Agent Details

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