



## Farm Land: Dartford

Offers in Excess of  
£250,000

### RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 783377**

10.66 Acres of Strategic Land South of University Way, Dartford, DA1 5LS.

Offered For Sale by Private Treaty

## DETAILS

### DIRECTIONS

The land is located south of University Way, Dartford, Kent, DA1 5LS. From the QE2 bridge on the A282 take the A206 West towards Erith. Follow the A 206 for approximately 1.1 miles, crossing over two roundabouts. The land will then be located on the left south of the A206.

### TENURE

The land is sold subject to a Farm Business Tenancy with a term of three months, a copy of which is available upon request.

### TOWN & COUNTRY PLANNING

All enquiries regarding planning status should be addressed to Dartford Borough Council 01322 343434.

### **RESTRICTIVE COVENANTS, EASEMENTS AND ROW**

The land is sold subject to all existing rights of way and covenants. A public footpath traverses the west of the land from north to south.

### **OVERAGE**

The land is sold with no overage.

### **SERVICES**

There are no mains services associated with the property.

### **METHOD OF SALE**

The land is offered for sale by private treaty.

### **AGENTS NOTE**

VAT will be added the purchase price.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.