

LAND SOUTH OF THAMES ROAD CRAYFORD, DARTFORD



A rare opportunity to purchase a well located block of land with potential for development within Crayford, Dartford

Summary

- Unique land parcel located in close proximity to Dartford and the River Thames.
- Low-level vegetated scrubland with sparse woodland.
- Development opportunities for alternative uses (subject to planning).

Approximately 43.68 acres (17.68 hectares)

Distances

Central Selling 0.5 miles; Dartford 1 mile; Central London 13 miles; Maidstone 16 miles (all distances are approximate)

Freehold sale by Private Treaty as a whole

Enquiries

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Please read Important Notice on page six.

**LAND SOUTH OF
THAMES ROAD
CRAYFORD, DARTFORD**



Introduction

The sale of the Land at Crayford, Dartford, provides the purchaser(s) an opportunity to acquire a well-sized block of undeveloped land offering industrial, leisure and/or residential development opportunities (subject to receiving the necessary planning permission).

Situation & Access

The site can be accessed to the northern boundary off Thames Road (A206). Pedestrian access can be gained via Maiden Lane via the A226 Dartford Road.

The Property lies adjacent to the Thames Road Industrial Area on the northern border, with the rest of the Property bound by public highways, Stanham River to the south and the River Cray to the north.

Geological information shows that the site contains sand and gravel and we have been advised no extraction has taken place.

The majority of the site is situated within Flood Zone 3.

The Property is situated within the London Green Belt.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Overage Provision

The property will be sold subject to an overage provision reserving to the vendor a percentage increase in value accruing over a multi-year period (exact timeframes to be negotiated), arising from any development over and above the existing use value of the land. This includes, but is not limited to, residential, commercial, renewable energy, and biodiversity net gain schemes. The overage will be triggered by either the implementation of, or a sale with the benefit of, planning permission. Further details are available from the selling agent.

The vendor may consider a sale with a development overage, although this will be subject to negotiation with interested parties.



Method of Sale

The property is for sale by private treaty.

Acknowledgement of Condition

The purchaser(s) will agree that the vendor will have no liability in relation to the environmental condition after Completion.

The purchaser(s) will be deemed to have satisfied themselves of the environmental condition of the property and be purchasing the property on the basis of its own enquiries, inspections and surveys.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The property has two electricity pylons covering a total area of 200 square metres, and three pipelines covering an area of 70 square metres. A wayleave agreement granted to the Central Electricity Board in 1965 permits erection and use of the electricity pylons and ancillary equipment.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Restrictive Covenants

We are aware that there are various charges that affect the property. For further information please contact the selling agent.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves of any such matters attached to the property.

Registered Title

The property is registered with HM Land Registry under title number SGL385476.

Planning

The property is within the jurisdiction of the London Borough of Bexley. Please refer to the planning history set out below:

Application Ref	Description of Proposal	Decision	Date
05/04659/FULM	Reshape and lower existing ground levels including additional landscaping.	Councils Own Regulation 3 Decision	06-04-2006
05/03871/ADV	One non-illuminated freestanding interpretation sign about the River Cray	Permission Granted with Conditions	16-12-2005
87/00665/FUL	Outline application for erection of Waste Transfer Station	Application Refused	20-08-1987
79/01798/FUL	West Kent Main Sewer Crayford Marshes South Side Thames Road Crayford	Permission Granted with Conditions	05-12-1980





Value Added Tax

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Services

We are not aware of any services connected to the land.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matter affecting the property. Interested parties are advised to make their own enquiries.

Solicitors

Knights PLC, Head Office, The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW

Postcode

The nearest postcode is DA1 5FH

what3words

The location of the property is: - ///raced.kept.candy

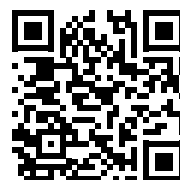
360 View

Please scan the QR Code:



Aerial Video

Please scan the QR Code:



Anti-Money Laundering

To comply with the Money Laundering Regulations 2017 and 2019, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authority

London Borough of Bexley Civic Offices, 2 Watling Street, Bexleyheath DA6 7AT

Timber, Sporting & Mineral Rights

The vendor will reserve the mines and minerals (without the rights to work), but may be prepared to include them subject to separate negotiation.

The timber and sporting rights are included in the sale in so far as they are owned.

Boundaries

The vendor and the vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 01865 953 080.

Health & Safety

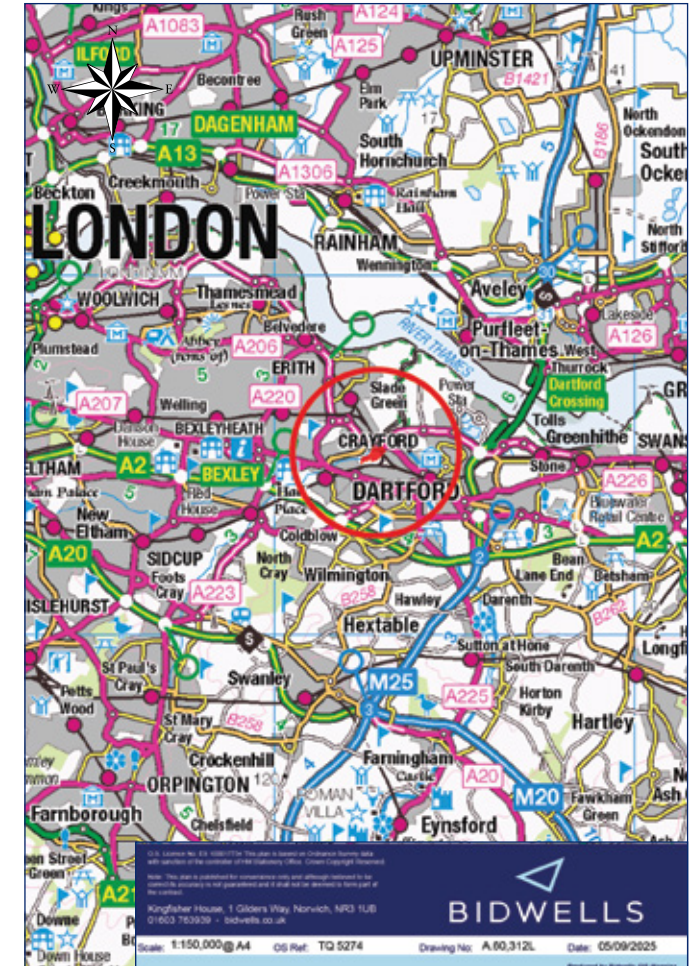
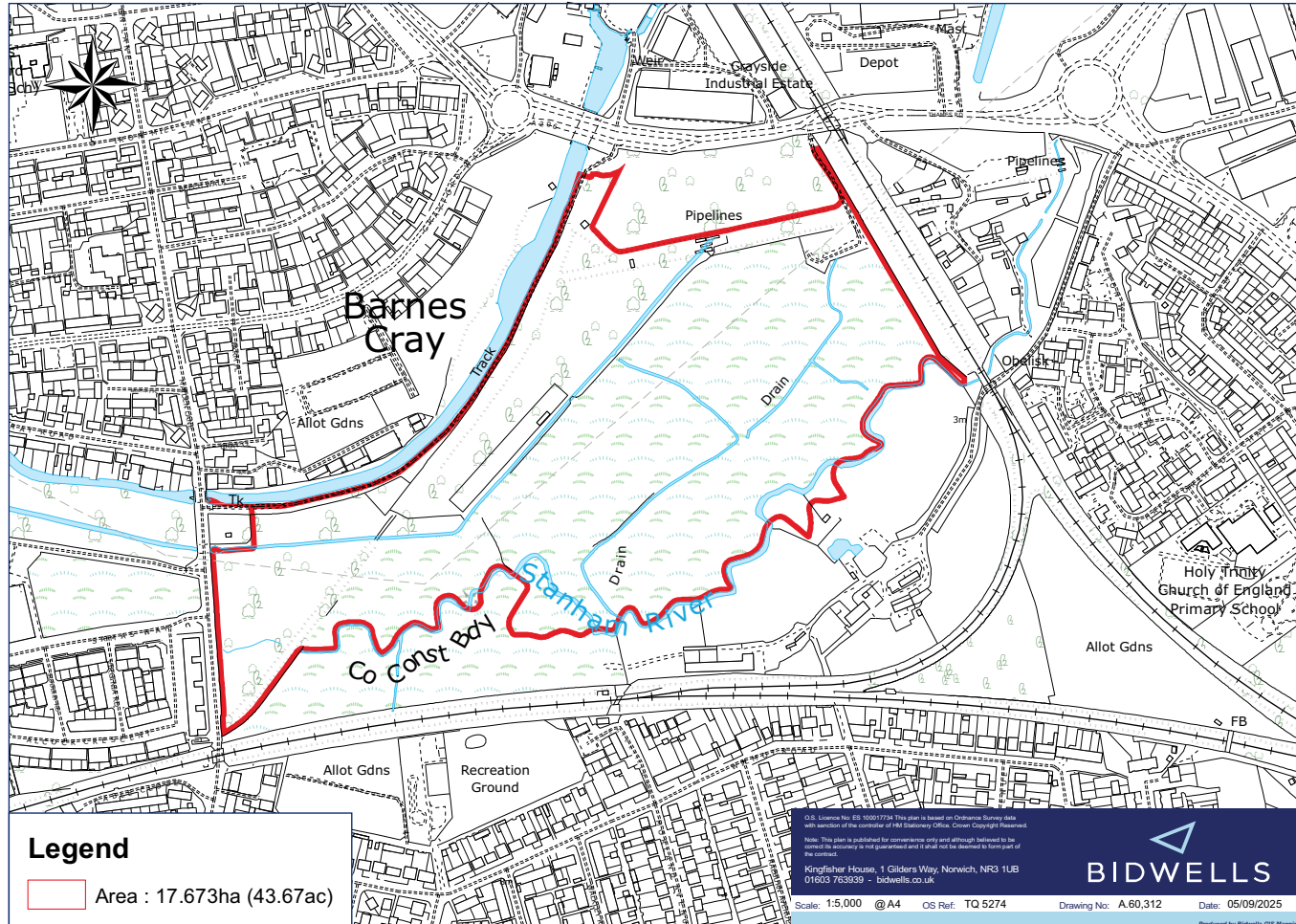
Given the potential hazards of falling debris under trees and trip hazards of unmanaged scrubland, we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in this brochure were taken in July 2025. Only those fixtures and fittings described in the sale details are included in the sale.

Sale Particulars

This brochure was prepared in September 2025.



Important notice

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