



Crayford Marshes

Burnett Road, Erith, Bexley, London

33.61 Acres (13.6 Hectares)



KEY POINTS

- Extremely rare opportunity to acquire a large area of Thameside green space within a London borough.
- Lying just North of Dartford and west of the M25 and QEII Bridge, within Bexley's industrial and commercial hub.
- Real opportunity for Biodiversity Net Gain and Carbon Offsetting.
- Situated across the River Thames to RSPB's Rainham Marshes.



DESCRIPTION

Grassland extending to 33.61 acres (13.6 Hectares), as shown for identification purposes on the plan within these particulars. It is located north of Dartford and is comprised under the Land Registry title number SGL326834. The land benefits from direct access onto the highway on Burnett Road, which is also included under the title. Further details will provide on this matter by the vendor's agents.

The land comprises of one partially fenced field parcel, lined with hedgerow and scrub against all 4 sides.

The land is in permanent pasture, and let for grazing under a Farm Business Tenancy, for £1,500.00 for 12 months, terminating on the 30th April 2024.

LOCATION

The land is situated within the London Borough Ward of Slade Green and Northend. It is immediately west of the Darent Industrial Park and is surrounded on the north side by the River Thames and Crayford Ness. The land is approximately 2.5 miles north of the town of Dartford, 10 miles east of Canary Wharf and 17 miles east of Central London.

TENURE

A Farm Business Tenancy is in place, that expires on 30th April 2024.

CONTRACTS

It is intended that an exchange of contracts will take place within 28 days of the Buyer's solicitor being presented with the Contract Pack. Completion will take place 28 days thereafter or earlier by agreement. A 10% deposit will be payable on exchange of contracts

BASIC PAYMENT SCHEME AND COUNTRYSIDE STEWARDSHIP

The Vendors have not entered into any schemes.

SPORTING, TIMBER AND MINERAL RIGHTS

These are in hand and are included in the sale.

METHOD OF SALE

The land is offered for sale as a whole by Private Treaty.

LOCAL AUTHORITY

London Borough of Bexley, 2 Watling St, Bexleyheath, DA6 7AT

NATURAL CAPITAL

A BNG audit of the site found 27.52 units were achievable, with minimal, low-cost management responsibilities. A greater number of units could be achieved with more intense ecological strategies and management. A copy of the audit is available from the Vendor's agents.

PLANS, AREA AND BOUNDARIES

The boundaries are based on the Ordnance Survey and Land Registry are for reference only. The Purchaser will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Vendor or entitle any party to compensation in respect thereof.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to or with the benefit of all existing wayleaves, easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not.

SERVICES

The land does not benefit from any mains services.

VAT

Should the sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

COVENANTS AND RESTRICTIONS ON USE

The Land is subject to the rights granted by the vendor for access to the track situated on the eastern boundary of the property to the Environment Agency. No part of the land will be used for any industrial purpose.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



VIEWING

Strictly via prior appointment with the Seller's agent. Unaccompanied viewings may be permitted by prior arrangement with details in hand and during daylight hours only. The site is secured. Arrangements with the tenant will be required to gain access.

HEALTH AND SAFETY

All viewers are asked to be mindful of any potential hazards on the property, especially around barbed wire fencing or any open water. All viewers enter the property at their own risk. The Vendors and their agents will not be responsible for any potential injuries arising from a viewing.

ADDRESS

Burnett Rd, Dartford, Erith DA8 2LE.

WHAT3WORDS

[///broom.rock.luxury](https://www.what3words.com/lookup/broom.rock.luxury)

IMPORTANT NOTE

Landbridge wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment of facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property. Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you, please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection. Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.



ALL ENQUIRIES AND OFFERS

James Brooke MRICS

james.brooke@landbridge.co.uk

07881 516564

Ben Wheaton MRICS FAAV

ben@landbridge.co.uk

07812 908414



01473 461203

Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

www.landbridge.co.uk