



Land & Property Experts



**LOWER DALTONS NURSERY
SWANLEY VILLAGE ROAD · SWANLEY · KENT BR8 7NU**

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Swanley - 1 mile
Dartford - 5 miles
Sevenoaks - 13 miles
London - 20 miles

A multi-use commercial site with a range of outbuildings, business units, residential flats and a detached 4-bedroom dwelling with annexe producing a significant rental income with future possibilities.

- A multi-use business complex with current annual rental income of £170,000.
- Commercial buildings extending to circa 20,324ft².
- A 4-bedroom residential dwelling on the edge of the site with private entrance and swimming pool. Subject to Agricultural Occupancy Condition,
- 1-bedroom annexe with separate entrance.
- Additional commercial and residential income potential.
- In all approximately 2.36 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £2,995,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk

LOCATION

Lower Daltons Nursery is situated just 1 mile to the north-east of the town of Swanley. Swanley provides all local amenities such as a leisure centre, supermarkets, local shops and a train station connecting to the wider London train network. Links to the national motorway network and the M25 are only 1 mile south.

The larger town of Dartford is 5 miles to the north as has a larger array of services such as shopping centres and amenities as well as direct access to London via the train and additional national motorway links.

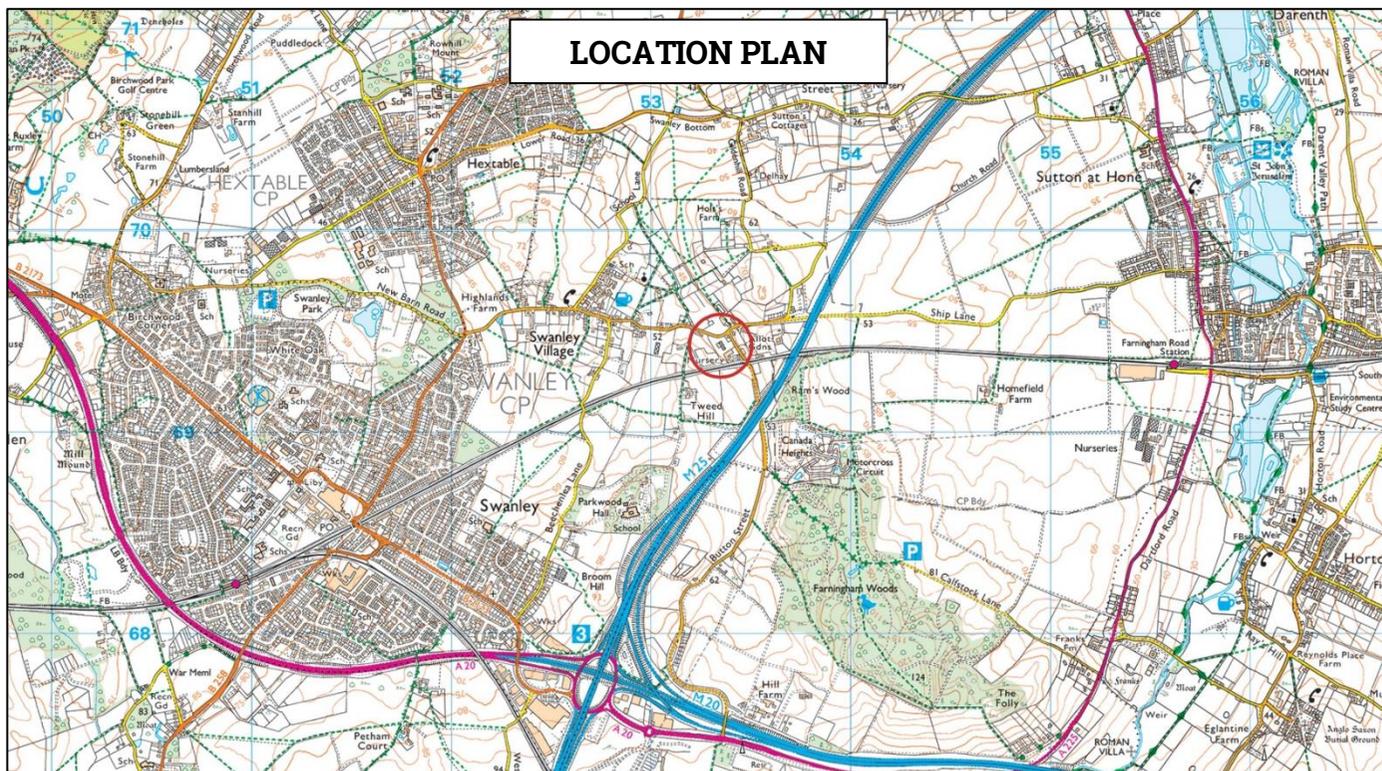
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M25, exit at Junction 3 onto the B2173 heading to the centre of Swanley. At the cross-roads in the centre of the village, continue right to the north on the B258 for approximately 0.4 miles. From there, turn right onto Highlands Hill for approximately 0.6 miles and Lower Daltons Nursery is on the right.

WHAT 3 WORDS

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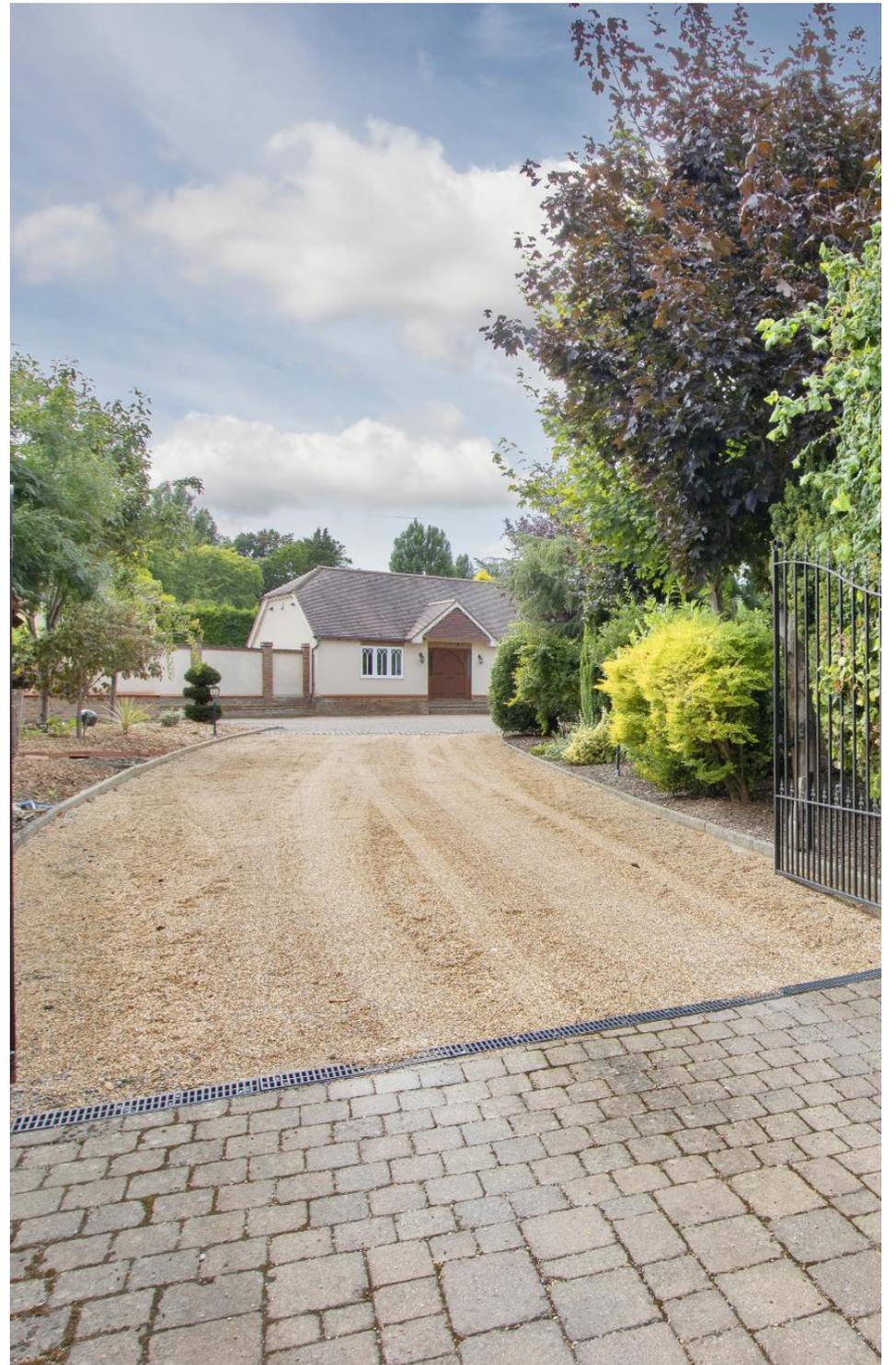




GENERAL DESCRIPTION

Lower Daltons Nursery extends to 2.36 acres and incorporates a multi-use commercial and business site with a 4-bedroom residential dwelling subject to an agricultural occupancy condition, as well as flats and a separate annexe. There are currently a variety of businesses operating on site which in total provides circa £170,000 a year in rental income. Further details of the site layout, income streams and potential are available later in the brochure.







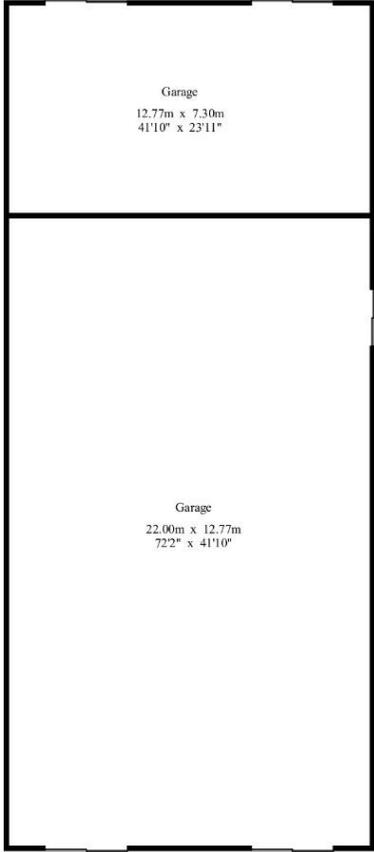
THE UNITS & FLATS

There are a variety of units and flats on site arranged around a spacious yard. The units have been adapted to suit the needs of the current tenanted businesses and a detailed layout of their make up is opposite for your information. Total floor area of the units is 20,324ft². A breakdown of the current rental income in detail is available from the agents on request with a summary below of the current, vacant and potential rental incomes available on site. Exact income from the last 5 years is available on request.

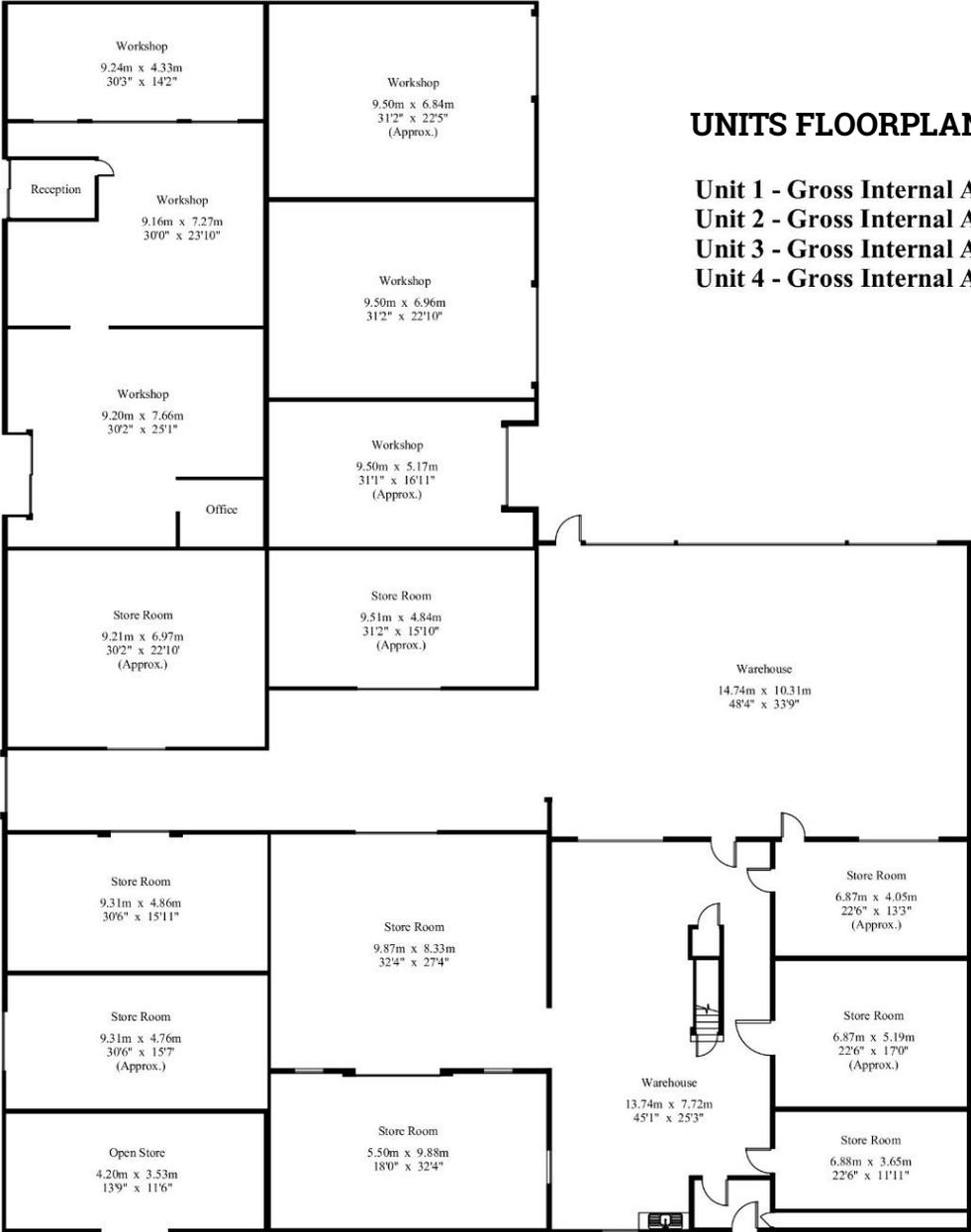
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|--|-------------|--|-------------|--------------------------------|-------------|
| Rented | Per month | Vacant | Per month | Potential to Rent | Per month |
| 13 Units | £14,449.99 | 9 Units/Spaces | £6,600 | Residential Space | £6,000 |
| | | | | Units | £2,300 |
| Yearly income current occupancy | £173,399.88 | Yearly income at full occupancy | £252,599.88 | Potential yearly income | £352,199.88 |

UNITS FLOORPLANS

- Unit 1 - Gross Internal Area : 376.0 sq.m (4047 sq.ft.)**
- Unit 2 - Gross Internal Area : 1182.0 sq.m (12,723 sq.ft.)**
- Unit 3 - Gross Internal Area : 197.8 sq.m (2129 sq.ft.)**
- Unit 4 - Gross Internal Area : 132.4 sq.m (1425 sq.ft.)**

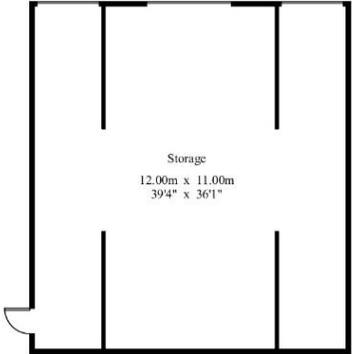


Unit 1

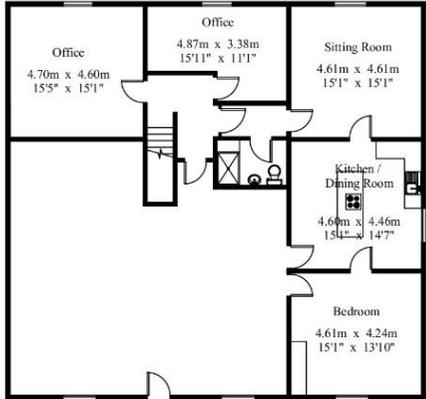


Ground Floor

Unit 2



Unit 4



Unit 3

First Floor

Not to Scale



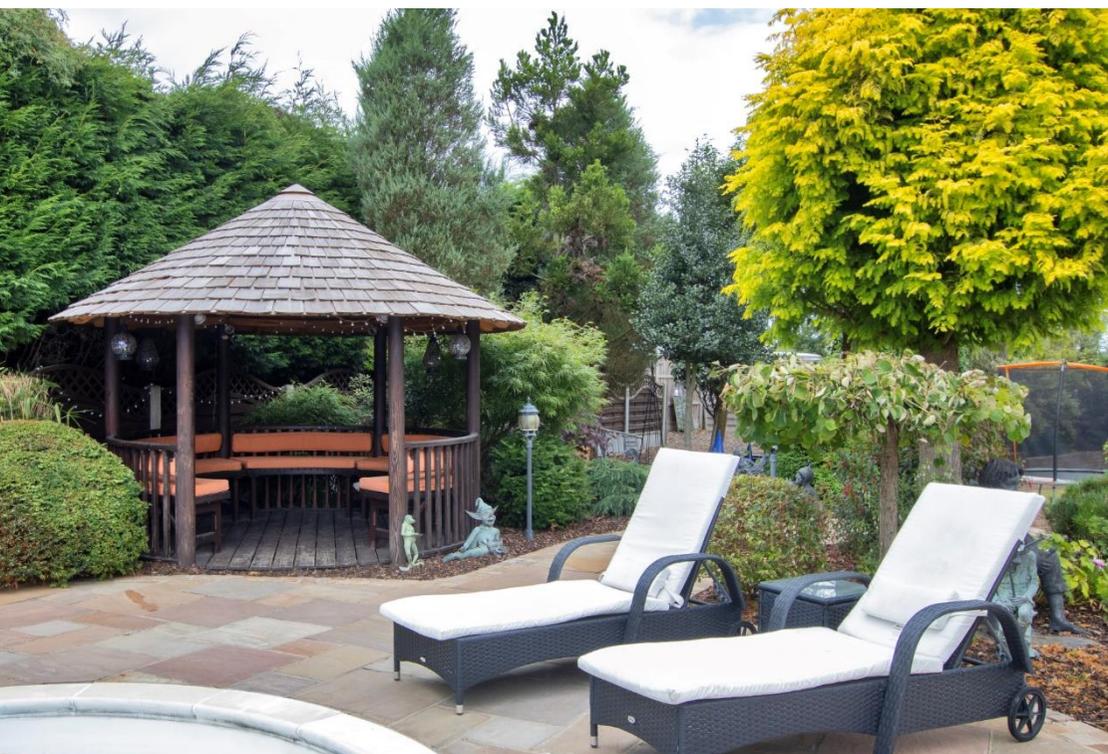
THE HOUSE

The house is a well presented 4-bedroom detached house subject to an Agricultural Occupancy Condition with its own separate entrance, driveway and private garden. The property has modern internal finishings and has light, spacious rooms. The internal layout is as follows:-

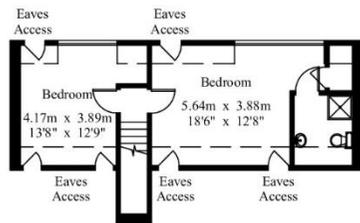
The **Entrance Hall** is in the centre of the ground floor with the stairs to the first floor on the immediate left, with **Bedroom 1** (single) and **Bedroom 2** (double) leading off the two doors further on the left. At the end of the hall is the **Family Bathroom** with bath, shower, twin wash hand basins and W/C. Leading from the hall on the right is the **Kitchen/Dining Room** which is a semi open plan design and leads further onto the **Sitting Room**. Stairs leads to First Floor Landing with doors to **Bedroom 3** (double) and the **Master Bedroom** with **En-suite** shower, wash hand basin and W/C.

Outside

The surrounding garden has been maintained and landscaped to a high standard with ample off road parking to the front. To the rear there is a **Swimming Pool**. Please see the floor plans opposite for further a more detailed layout of the residential dwelling and associated buildings.



HOUSE, ANNEXE & OUTBUILDINGS FLOORPLANS



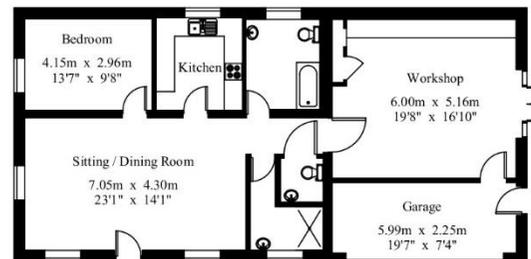
First Floor



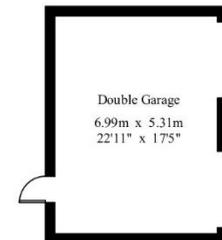
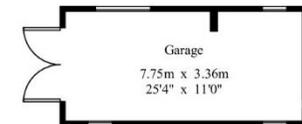
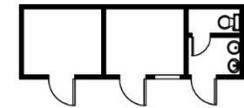
Ground Floor

House

House - Gross Internal Area : 150.3 sq.m (1617 sq.ft.)
Annexe - Gross Internal Area : 121.9 sq.m (1312 sq.ft.)
Double Garage - Gross Internal Area : 37.3 sq.m (401 sq.ft.)
Toilet Block - Gross Internal Area : 15.1 sq.m (162 sq.ft.)



Annexe







THE ANNEXE, GARAGE AND WORKSHOP

Separate to the main house and commercial units is the **Annexe**, with **Double Garage** and a **Workshop**. The entrance to the annexe is straight into the **Sitting Room/Dining Room**, with the **Double Bedroom**, **Kitchen** and **Bathroom** leading off from there. Attached behind the **Double Garage** is **Workshop** which is currently used as a office/work space. This room looks onto the pool and could be turned into a pool house.





VACANT FLAT PHOTOS



BOUNDARY PLAN



SERVICES

The property is connected to mains electricity and water with drainage to private on site systems that are up to current standards. These have not been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

TITLE

The property is registered under Land Registry Title No K817584. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

ACCESS

Access is directly off Button Street to the east into the commercial units or Swanley Village Road to the north into the residential property. A Highways search has been applied for and will be available once received.

TOWN & COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy himself with the provision of any such matter affecting the property. Please check the local council planning portal for a breakdown of the planning applications on site.

BUSINESS RATES

A breakdown of the business rates is available from the selling agents on request.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to auction at a later date if required and reserves the right not to accept any offer.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Sevenoaks District Council, Argyle Road, Sevenoaks, Kent, TN13 1HG.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the external boundaries prior to offering.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PHOTOGRAPHS

The photographs within these particulars were taken in August 2024.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ
01233 740077 - Email: challock@btffpartnership.co.uk

GUIDE PRICE

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