



**LAND AT GREENACRES FARM
CHURCH LANE
CHALK
GRAVESEND
KENT
DA12 2NL**

20.79 acres of Grade II arable land

LOCATION

The land is situated off Church Lane which is located in a rural, yet accessible location to the east of the village of Chalk, which in turn forms part of the greater residential extent of Gravesend. The town centre is located only a little over 2 miles to the west. Access to the M2 is available at Junction 1 which is located 2 miles to the south-east, and provides links toward central London, the M25 and wider south-east.

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

DESCRIPTION

Offered for sale is 20.79 acres (8.41 hectares) of Grade II productive arable land. The field is a single block of fertile land with access directly off Church Lane and a long road frontage. The field perimeter is largely delineated by mature hedging to the west and adjoins the public highway to the east. The boundary to the north is unmarked.

The land comprises of Fyfield 4 soils which are deep well drained often stoneless coarse loamy and sandy soils. The land has been fallow for the last couple of years, but prior to that was cropped with Winter Wheat.

Please see the Boundary Plan opposite identifying the land outlined in red.

TENURE

The land is offered freehold with vacant possession available on completion.

ACCESS

The land is accessed off Church Lane on the eastern boundary.

METHOD OF SALE

The property is offered for sale as a whole. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender at a later date.

WHAT 3 WORDS

///slope.sing.beans

PHOTOGRAPHS

The photographs included in these particulars were taken in October 2025.

SPORTING RIGHTS

These are in hand and will pass at the sale of the freehold.

OVERAGE

The sale will be subject to an overage provision of 30% of any uplift in value attributable to any development, excluding agricultural, for a period of 50 years.

VIEWINGS

During daylight hours only with particulars in hand and strictly no vehicles on site. The vendors and their agent do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not.

CLIENT IDENTIFICATION

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

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agent on request. The purchaser will be responsible for the erection of a new fence between points A, B, C & D as shown on the plan – to be agreed on site with the Vendors' agent.

AGENT'S NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

PLANS

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

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

GUIDE PRICE

£250,000

CONTACT

If you would like to view the property, please contact Harry Kenton on the contact details below:

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Ref – HK/R0991.4

BOUNDARY PLAN



