



Land & Property Experts



BEECHES FARM
CANADA FARM ROAD · SOUH DARENTH · FAWKHAM · KENT DA4 9LA

**BEECHES FARM
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SOUTH DARENTH
FAWKHAM
KENT DA4 9LA**

Longfield - 0.7 mile
South Darenth - 2 miles
Ebbsfleet - 4.5 miles
Dartford - 6 miles

A diverse and multi-business small holding with a 4-bedroom semi detached cottage, an array of outbuildings and approximately 40.82 acres of pasture land.

- A four bedroom semi-detached cottage with generous garden.
- An established kennel business with extensive facilities and equipment
- Equestrian livery business with 20 boxes, hay barn and all-weather arena
- Private and rural location with far reaching views
- In all approximately 44.90 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE- £1,795,000**

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Canterbury Road, Challock,
Ashford, Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

Beeches Farm is situated approximately 0.5 miles to the southwest of Longfield, which provides local rail links and amenities with more substantial facilities located 4.5 miles to the north in Ebbsfleet, where international rail links to London St Pancras can be undertaken within 20 minutes.

Major road networks and motorways are all within a 4 miles radius, with the M25, M20 and M2 all a short distance away which provide access to the wider national road networks, as well as access to Dover for international travel to the continent. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

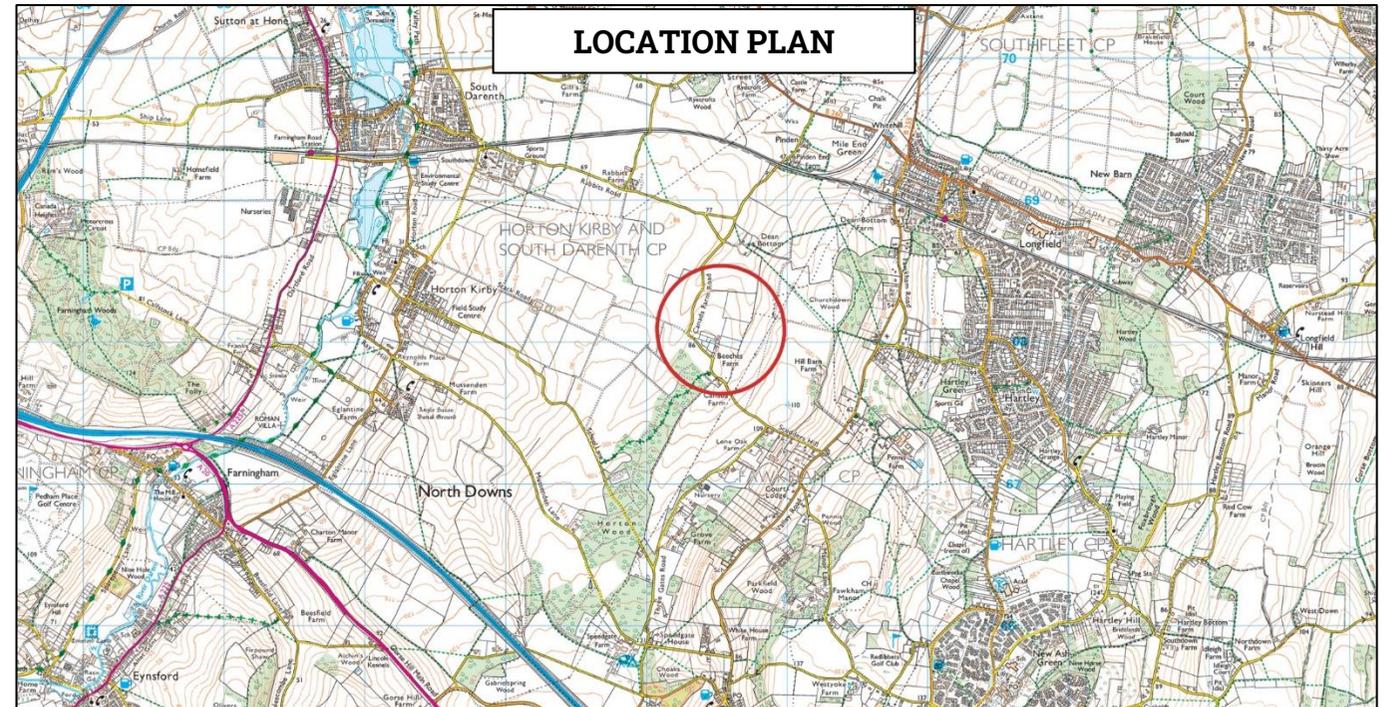
DIRECTIONS

From junction 1b on the M25, continue along the A296 for 0.2 miles before taking the 3rd exit onto Gore Road. Continue taking the 2nd exit for the next two roundabouts, then continue along the B260 for approximately 2.8 miles before turning right onto Canada Farm Road. Beeches Farm is 1.4 miles along on the left.

From junction 2 on the M20, continue along the A20 north for 2.2 miles before turning right onto Fawkham Road. Continue on Fawkham Road for 1.5 miles then turn right onto Brands Hatch Road for 0.5 miles. This continues then onto Valley Road for another 1.3 miles until a left turning onto Scudders Hill and continuing onto Canada Farm Road. Beeches Farm is 0.7 miles further on the right.

WHAT 3 WORDS

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COTTAGE

Beeches Farm cottage is a well presented semi-detached four bedroom family home, with a modern and open space ground floor with generous bedrooms on the upper floors. Accommodation comprises the following: -

The ground floor comprises of a **Boot Room** with generous storage space leading onto the **Utility Room** with worktops, drainer sink and further storage, as well as a downstairs **Bathroom**. The **Kitchen/Sitting Room/Dining Room** have been extended to provide an open plan family living area with modern features and generous entertaining space. The extension in which it sits is light and bright with direct access to the **Rear Garden**.

Leading off the large First Floor Landing are **Bedrooms 1,2 and 3**, all of which are double in size with Bedroom 3 also containing fitted storage cupboards. There is also the **Family Bathroom** with a separate bath and shower unit. Continuing to the second floor is **Bedroom 4**.

Outside there are lawned and bedded mature gardens with access to the buildings to the north. Parking is provided elsewhere on the farm further up the access drive on the right. Detailed floor plans of the property are found further in this brochure.





FARM, LAND, BUILDINGS & BUISNESSES

There are two business operating on the farm currently within the significant footprint of buildings. Detailed floor plans of the buildings are found further in the brochure for your information.

EQUESTRIAN

The current livery business comprises of **20 Loose Boxes** across both outdoor blocks and indoor barns with a secure **Tack Room**. There is also an **External Kitchen** for liveries and staff, as well as a spacious **Hay Barn** and **All-Weather Outdoor Arena** with floodlights. The total floor space of the indoor stable barn is **315.2m²** with the Hay Barn being **148.56m²**.

KENNELS

The kennel business is operating successfully as Beeches Kennels, registered to Sevenoaks Council for up to 32 dogs. The building comprises of a **Reception Room** and **Preparation Room** with ample storage and work tops. There is also a **Grooming Room** as a supplementary service. In total there are **27 Kennel Structures** within the building, as well as direct access to large secure **Exercise Area** for the dogs. There is also a **Kitchen** for staff and a **WC**. The total floor space of the Kennel Barn is **306m²**.

LAND

There is 40.82 acres of pasture land in total excluding the secure exercise area. Most of the land has been fenced with electric and post fencing to provide secure all-year turnout for the horses. The land is classified as Grade 3 on the Agricultural Land Classification Plan with soil types free draining in this part of the county.

For further information on both the livery and kennel businesses please contact the selling agents. Accounts may be available on request.

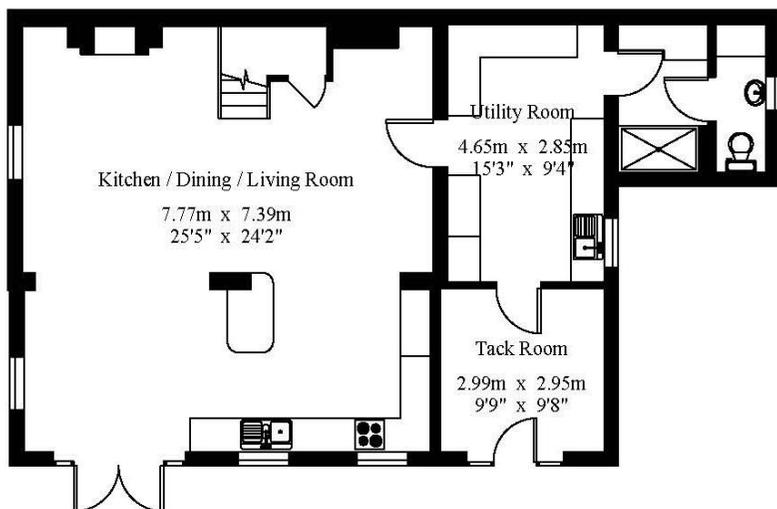
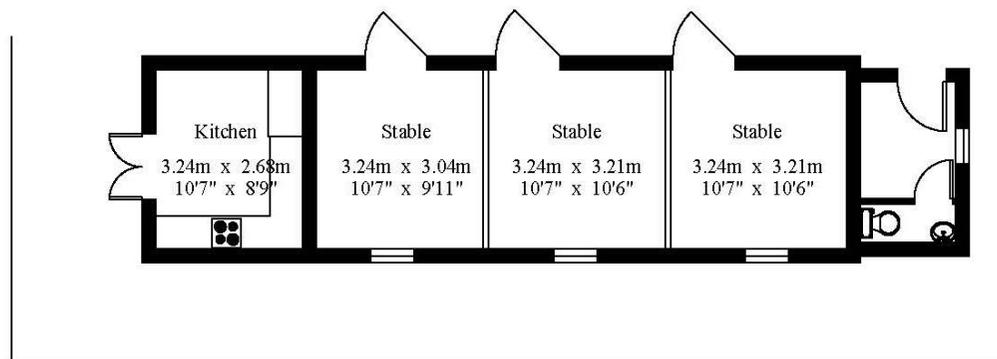


COTTAGE & STABLE FLOOR PLANS

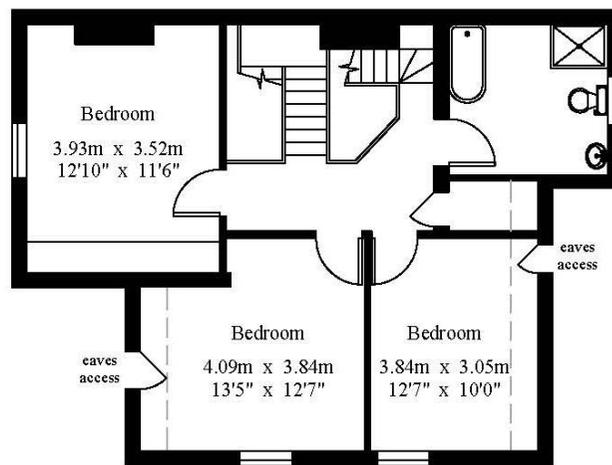
2 Beeches Farm Cottages

House - Gross Internal Area : 172.5 sq.m (1856 sq.ft.)

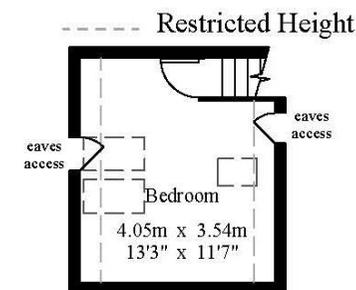
Stables - Gross Internal Area : 46.6 sq.m (501 sq.ft.)



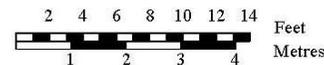
Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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BUILDINGS FLOOR PLANS



For Identification Purposes Only.
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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

BOUNDARY PLAN



SERVICES

The farm is connected to mains electricity and mains water with oil-fired central heating. Drainage is to a septic tank in the garden. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

COUNCIL TAX

Band – D

EPC

Rating – D

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 informal tender, formal tender or auction at a later date if required.

TENURE

The property is registered as part of Land Registry title numbers K190563 and K699434. Title plans are available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in July 2023.

LOCAL AUTHORITY

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

Sevenoaks District Council

Council Offices, Argyle Road
Sevenoaks, Kent, TN13 1HG

EASEMENTS, WAYLEAVES & 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.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

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 Smartsearch 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact the Vendors sole agents on the attached details: -

BTF Partnership

**Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ**

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

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