

Land Site Formerly Livery Stables And Tack Rooms

Auction Date:
18th September
2025

📍 Stables Adjacent Stonewood Cottages, Sandy Lane, Bean, Dartford,
Kent, DA2 8AF

GUIDE PRICE

£120,000+ + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Land with Potential

TENURE

🚩 Freehold

KEY FEATURES

- ✓ Former Livery Stables
- ✓ Freehold
- ✓ Vacant Possession
- ✓ Potential

This freehold site extending to 0.1 hectare (0.24 acre) historically had livery stables and tack rooms but these have now either fallen into disrepair and collapsed or demolished over time. There remains an access gate and hardcore standing.

Located along the eastern boundary of Bean village, it is considered the site may offer potential for a variety of alternative uses, subject to all necessary consents being obtainable. The village offers a range of facilities including a village shop, primary school, surgery, public house and an attractive country park.

LOCAL PLANNING AUTHORITY

Dartford Borough Council. Tel: 01322 343203. Website: dartford.gov.uk.

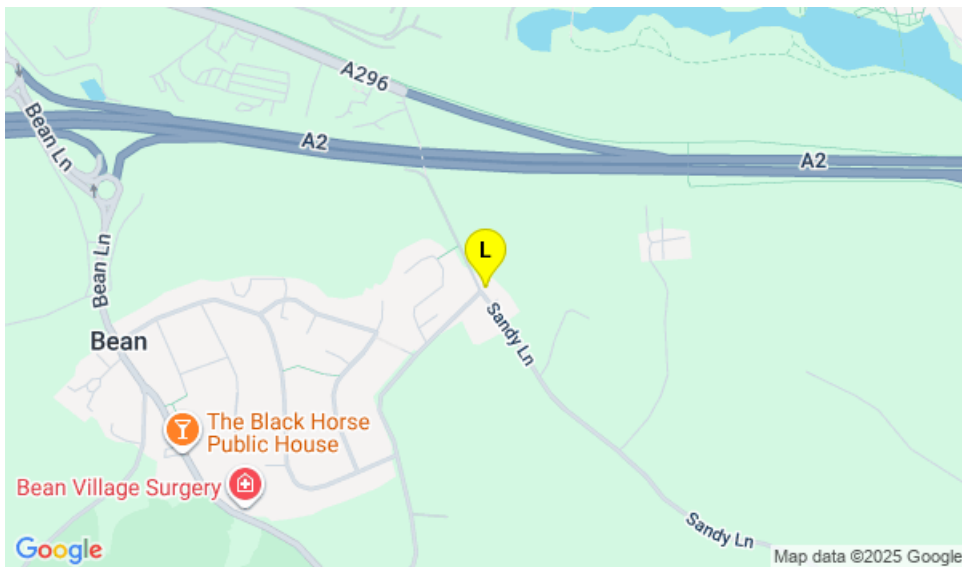
VIEWING

On site during daylight hours.

DIRECTIONS

The site can be located using the What3Words app ref: [forest.doctor.fancy](https://www.what3words.com/forest.doctor.fancy)

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Russell Hawkes/Chris Milne
on [01622 608400](tel:01622608400)

Joint Agents



RPC Land & New Homes
[01732 363633](tel:01732363633)

Additional Pictures

Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)