

v1.0



01582 788878

www.vantageland.co.uk

WOODLAND FOR SALE IN RIDDLEDSDOWN, LONDON

WOODLAND OFF MITCHLEY HILL, SOUTH CROYDON, CR2 9HJ

WOODLAND FOR SALE INSIDE THE M25 CLOSE TO SANDERSTEAD,
PURLEY, CROYDON, CENTRAL LONDON AND THE A22 & A23



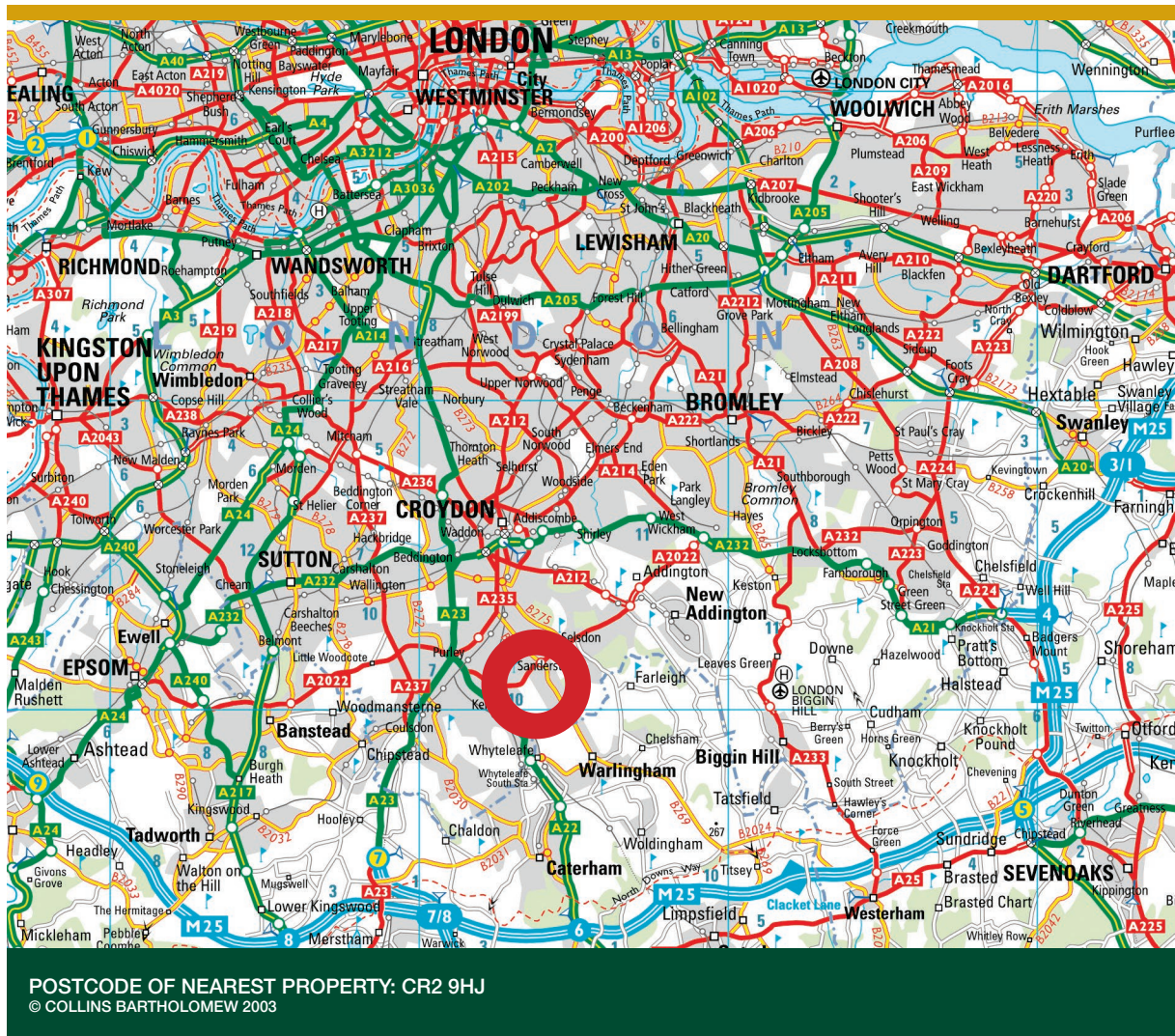
A rare opportunity for you to own this treasure close to Central London. This is your chance to reconnect with nature with this attractive parcel of ancient and semi-natural woodland within the London Borough of Croydon.

Situated just off a residential road and close to housing, this woodland plot offers a unique opportunity for recreational or conservation use, providing a perfect retreat from bustling city life without compromising on accessibility or local amenities.

Close to excellent transport links, and with Central London just over 12 miles away, the woodland is situated within a much sought-after and extremely enviable location between Riddlesdown & Sanderstead. House prices in the area are 81% above the average reflecting the desirability of the area as a place to own property – including woodland.

4.92 acres

Guide Price: £110,000



TRANSPORT LINKS

- ◆ 0.8 miles to Riddlesdown Train Station *
- ◆ 1.2 miles to the A22
- ◆ 1.7 miles to the A23
- ◆ 4.9 miles to the M25 (Junction 6)
- ◆ 12.2 miles to London Gatwick Airport

* Journey Times: 9 mins to East Croydon; 13 mins to Oxted; 25 mins to London Bridge; 26 mins to London Victoria

LOCATION

- ◆ West of Sanderstead
- ◆ East of Kenley
- ◆ 1.6 miles to Purley
- ◆ 3.3 miles to Croydon
- ◆ 6.5 miles to Bromley
- ◆ 8.0 miles to Epsom
- ◆ 9.4 miles to Brixton
- ◆ 12.4 miles to Central London

The woodland is superbly situated in Riddlesdown, between Purley and Sanderstead, within the London Borough of Croydon – one of London's major metropolitan centres.

This leafy residential neighbourhood combines the tranquillity of suburban living with an array of amenities and attractive green spaces.

The area boasts an impressive selection of well-known brand and independent shops, restaurants, cafés and other local amenities.

Croydon is just a short drive away. It is one of the largest commercial districts in London, with an abundance of retail outlets, leisure and entertainment venues, bars, restaurants and cafés – offering something for everyone.

The woodland can be easily reached from the A22 & A23 major trunk roads, providing excellent connections to the M25 & M23 motorways, Central London and the south coast.

Fast and direct rail links into London from nearby Riddlesdown train station provides easy access to the capital in under half an hour.

PLANNING

The woodland lies within the Green Belt and is also classed as Ancient & Semi-Natural Woodland.

Any development or change of use would be subject to any appropriate permissions.

LOCAL AUTHORITY

London Borough of Croydon
www.croydon.gov.uk

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

The woodland can be accessed off Mitchley Hill Road. A footpath also runs along the north-west boundary providing excellent pedestrian access.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The northern corner of the land can be found here – [///thing.prime.spits](https://www.what3words.com/thing.prime.spits)

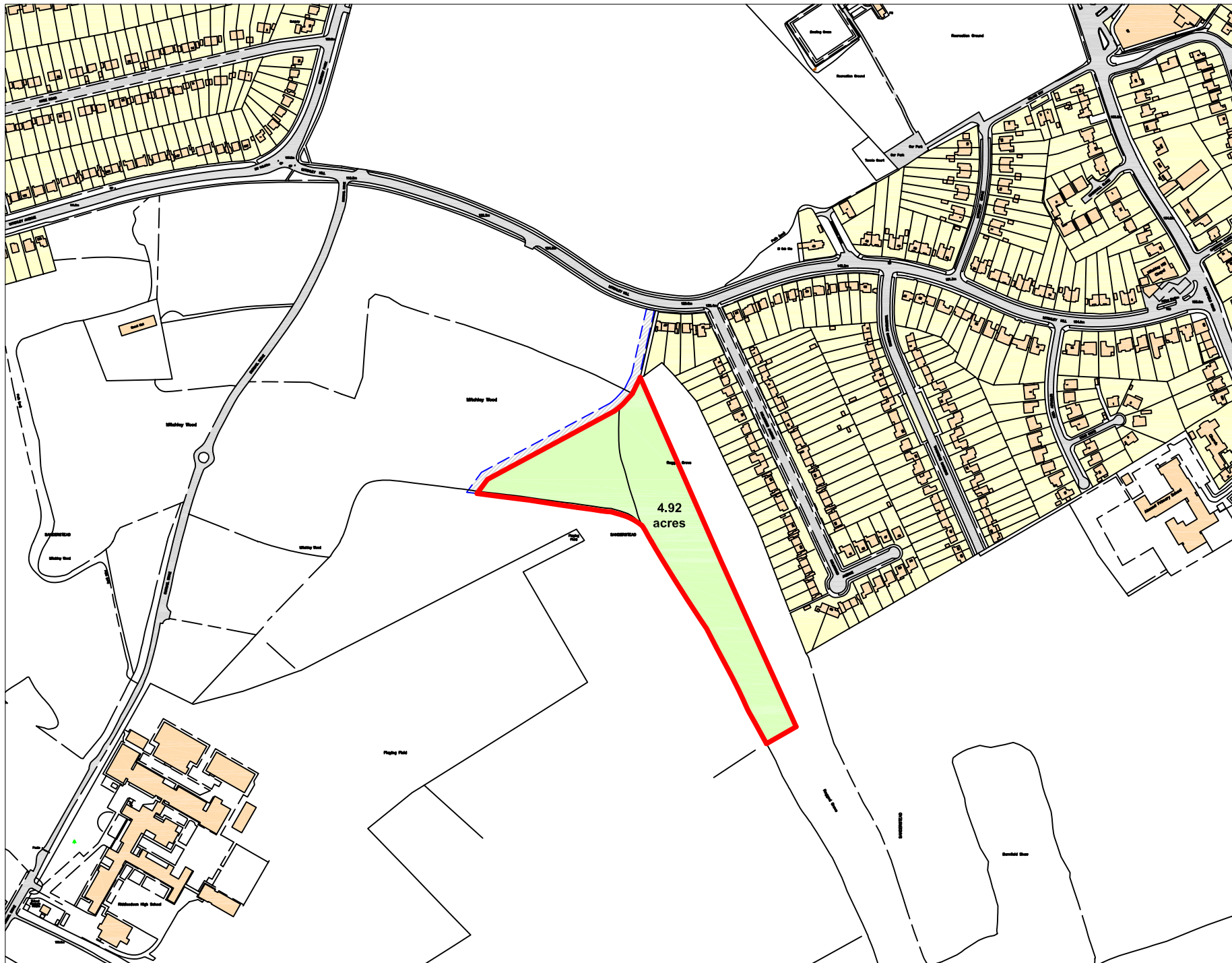
VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



17 HIGH STREET
REDBOURN
HERTFORDSHIRE, AL3 7LE

TEL: 01727 701646

SITE NAME:

Riddlesdown
SOUTH CROYDON, LONDON

POSTCODE: CR2 9HJ

ORIENTATION:



SCALE:

Not to scale

TOTAL ACREAGE OF OWNERSHIP:

4.92 ACRES
The freehold land for
sale is edged red

COPYRIGHT ACKNOWLEDGEMENT:

Crown Copyright.
All rights reserved.
License Number
100020449