



VANTAGE
LAND
01727 701303

HOLMWOOD GROVE, RIDDLEDOWN, LONDON
WOODLAND FOR SALE OFF MITCHLEY HILL ROAD, SOUTH CROYDON, CR2 9HJ

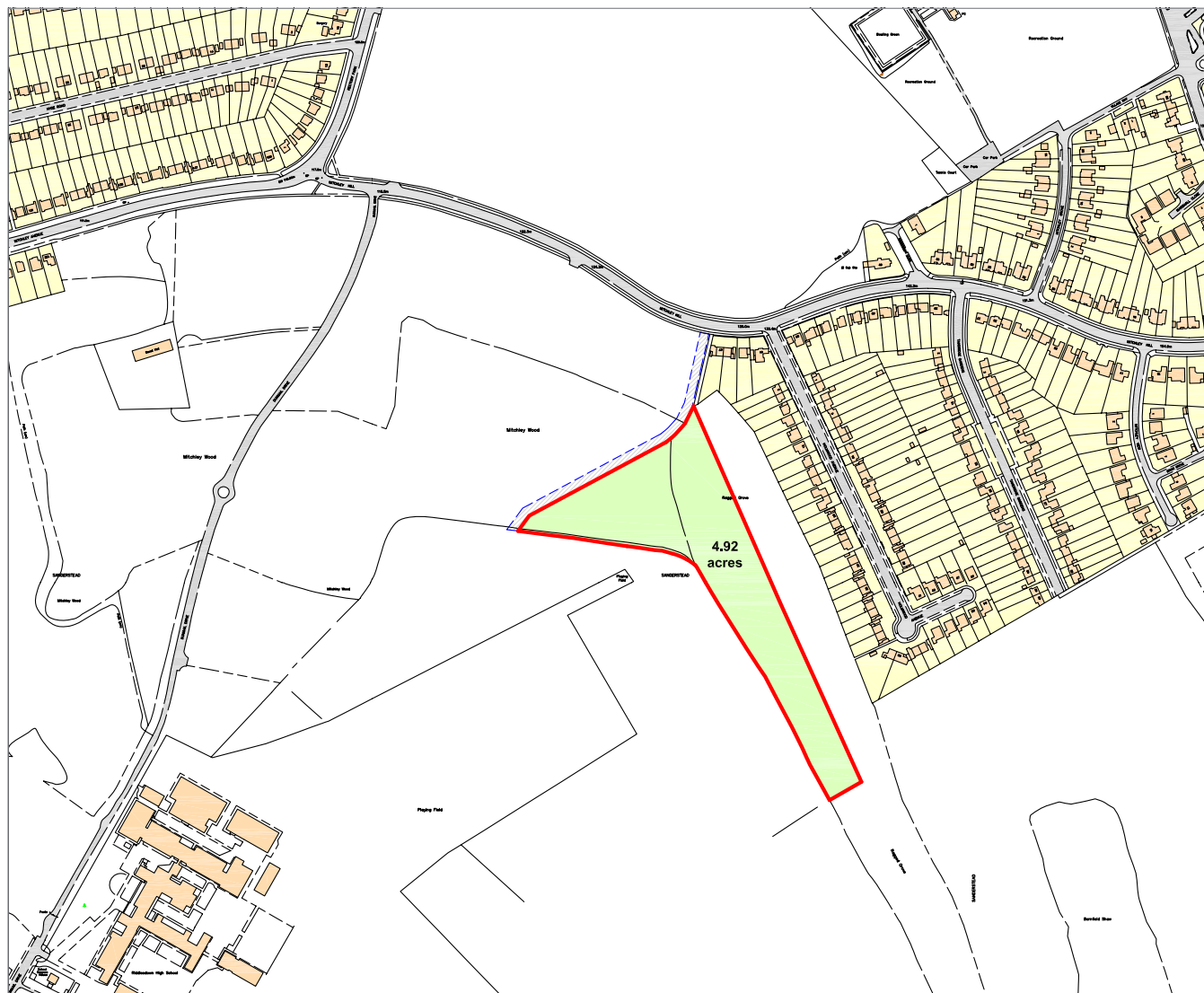
WOODLAND IN A RESIDENTIAL AREA, JUST 12 MILES FROM CENTRAL LONDON

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.

It is believed that the woodland mainly consists of Ash and Oak trees with some Silver Birch, Hawthorn and Hazel trees growing underneath.

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. Property prices in the area are 69% above the average reflecting the desirability of the area as a place to own property – including woodland.



Size	Guide Price
4.92 acres	£100,000



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.

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

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





The woodland can be accessed from the residential road of Mitchley Hill.

ACCESS

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

If you require any further information, please call us on 01727 701303.

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)

METHOD OF SALE

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

PLANNING

The woodland lies within the Metropolitan Green Belt and is also classed as Ancient & Semi-Natural Woodland. Any development or change of use would be subject to any appropriate permission.

LOCAL AUTHORITY

London Borough of Croydon
www.croydon.gov.uk

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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